



City of Whitewater, Board of Zoning Appeals Meeting
Agenda

January 28, 2016

6:00 p.m., Community Room

Whitewater Municipal Building

312 W. Whitewater Street, Whitewater, WI

***Amended Agenda as of 8:40 a.m. January 22, 2016, added item #12 “Discussion regarding low membership on Board of Zoning Appeals, and brainstorming session on increasing membership.**

1. Call to order and roll call.
2. Secretary presents case to be heard:

Applicant: Dave Harbeck (Mike Kohlbeck/McMahon Associates)

Property: 1184 W. Main Street – Parcel No. / WUP 000163A

Relative Code: 19.27.060 (C or E), which requires a rear yard setback of a minimum 20 foot rear yard setback; any yard abutting a residential district or residential use requires a minimum 30 foot rear yard setback.

Variance Requested: Request to allow for a reduced rear yard setback for the proposed building to be located at 1184 W. Main Street.

4. Board presentation of hearing procedures.
5. Applicant Presentation requesting Variance.
6. Statement by Neighborhood Services Director.
7. Public Comment and Input.
8. Written input presented.
9. Applicant response to statements.
10. Board deliberations of case (Open Session).
11. Board action on request, including findings regarding variance request.

*12. Discussion regarding low membership on Board of Zoning Appeals, and brainstorming session on increasing membership.

13. Adjourn.

A written decision will be issued at a later date.

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk at least 72 hours prior to the meeting.



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

To: City of Whitewater Board of Zoning Appeals
From: Chris Munz-Pritchard, Neighborhood Services Director/ City Planner
Meeting Date: January 28, 2016
Re: Request a variance to allow placement of a building in the rear yard setback located at 1184 W Main Street (Advance Auto Parts retail store)

Summary of Request

Location: 156 W Whitewater Street

Current Land Use: Campus Quick Shop, Convenience Store

Current Zoning: B-1 Community Business District

The proposed variance requested:

- 1) Request a variance to allow for the placement of a building in the rear yard setback located at 1184 W Main Street (Advance Auto Parts retail store).

Description

The site is currently a Campus Quick Shop, Convenience Store located at 1184 W Main Street. The property proposed use shall be an Advance Auto Parts retail store. As part of the proposed development City Staff is working with the developer to re-align the intersection at Main and Elizabeth Street. The re-alignment should reduce the three curb cuts along the south side of Main Street to one resulting in a signalized intersection. The signalized intersection changes the building placement resulting in a request for a variance of B-1 Community Business District yard requirements Code 19.27.060. The Code (19.27.060) requires minimum rear yard setback as twenty feet for a principal building in the B-1 district.

| Standard | Evaluation | Comments |
|--|------------|--|
| Findings prerequisite to grant a variance (see section 19.72.080 of zoning ordinance) | | |
| The particular physical surroundings, shape, or topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out; | Meets | The idea of a variance is that you are proving a hardship. The variance is giving you equal rights as the surrounding land owners. In this case the intersection being re-built for safety reasons is forcing the principle structure to be placed a greater distance away from the existing building footprint. |
| The conditions upon which the application for a variance is based would not be applicable generally to other property within the same zoning classification | Meets | The variance is the building setback due to the intersection which none of the other land owners have to contend with. |
| The purpose of the variance is not based exclusively upon a desire for economic or other material gain by the applicant or owner | Meets | The intersection being re-built for safety reasons is forcing the placement of the principle structure. |
| The hardship is not one that is self-created | Meets | This hardship is preexisting |
| The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhoods | meets | This project will help with traffic congestion. |
| The proposed variance will not have the effect of permitting a use which is not otherwise permitted in the district | NA | The use already exists in the district. |
| No variance shall be granted in a floodland district where not in compliance with Section 19.46.070(C) (4) of this title. | NA | |



Municipal Services Building | 312 W. Whitewater Street | P.O. Box 178 | Whitewater, WI 53190



Patrick A. Cannon
Executive Director
312 W. Whitewater Street
Whitewater, WI 53190

PHONE: (262) 473-0148
FAX: (262) 473-0549
Email: pcannon@whitewater-wi.gov
WEBSITE: www.whitewater-wi.gov

MEMORANDUM

To: Whitewater Board of Zoning Appeals

CC: Cameron Clapper
Chris Munz-Pritchard

From: Patrick Cannon
Executive Director
Whitewater Community Development Authority

Re: Letter of Support
1184 Main St.

Date: January 4, 2016

As part of the redevelopment plan for the property located at 1184 Main St, the Developer has found it necessary to request a variance from current City Ordinance. The variance would allow for the best site location for the store on the property. But for the variance, the development would not reach its highest and best use.

As part of the development, City Staff worked with the Developer to re-align the intersection at Main and Elizabeth Streets. This re-alignment will help to facilitate better traffic flow as well as reducing the number of ingress and egress permits on Main St. By establishing a fully controlled intersection with proper traffic signals, we will help to increase the safety of the intersection as well as assisting in the overall traffic flow on Main St.

Due to the intersection re-alignment, the location of the store had to be located outside of the specified setbacks for this zoning district. Based upon the current building structures adjacent to this site, the variance will not place any undo hardships on these uses. In fact, the Developer and the property owner directly to the west have a cross access agreement which will allow for this property to utilize the traffic signals to also help with traffic safety.

Based upon the above, please accept this Letter of Support for the variance request.

If you have any questions, please let me know.

PUBLISH IN WHITEWATER REGISTER ON JANUARY 7, 2016 AND
JANUARY 14, 2016

NOTICE OF ZONING HEARING

TO ALL CONCERNED:

A public hearing will be held by the Board of Zoning Appeals of the City of Whitewater on January 28, 2016 at 6:00 p.m. in the Whitewater Municipal Building Community Room, 312 W. Whitewater Street, Whitewater, Wisconsin.

Applicant: Dave Harbeck (Mike Kohlbeck/McMahon Associates)

Property Location: 1184 W. Main Street (Tax Parcel /WUP 00163A)

Applicable Code: 19.27.060 (C or E) Rear yard setback requires a minimum 20 foot rear yard setback; any yard abutting a residential district or residential use requires a minimum 30 foot rear yard setback.

Variance Requested: To allow for a reduced rear yard setback for the proposed building to be located at 1184 W. Main Street.

Reason for Request: To provide for redevelopment of the parcel and the rebuilding of the intersection for safety reasons (which requires the building footprint to be pushed back further on the parcel).

This notice is being mailed to owners of record within 300 feet of the property in question, to the City Planner and the Plan Commission in accordance with Section 19 of the Code of Ordinances. THE PROPOSAL FILED BY THE OWNER IS NOW OPEN TO PUBLIC INSPECTION AT THE OFFICE OF THE CITY PLANNER DURING NORMAL BUSINESS HOURS (Monday – Friday 8:00 a.m. to 5:00 p.m.)

BOARD OF ZONING APPEALS

Michele Smith, Secretary, BZA
By: Jane Wegner, Neighborhood Services Administrative Asst.

Dated: January 5, 2016

| TaxKey | Owner1 | Owner2 | Address1 | Address2 | City | State | Zip |
|-------------|--------------------------------|--------------------------------|---------------------|----------|---------------|-------|------------|
| /L 00007 | JOHN K SOTHERLAND | ELIZABETH J KILLIPS-SOTHERLAND | 1155 W MAIN ST | | WHITEWATER | WI | 53190-0000 |
| /L 00008 | BAC WHITEWATER LLC | | 800 SHERMAN AVE | | FORT ATKINSON | WI | 53538-0000 |
| /L 00011 | MAIN 1185 LLC | | 694 WELLS ST | | LAKE GENEVA | WI | 53147-0000 |
| /L 00012 | JR RENTALS LLC | | 694 WELLS ST | | LAKE GENEVA | WI | 53147-0000 |
| /RC 00008 | DLK ENTERPRISES INC | | PO BOX 239 | | WHITEWATER | WI | 53190-0000 |
| /RC 00009A | MIKE & VIRG DARRAH LLC | | 1208 S WILLARD | | JANESVILLE | WI | 53546-5392 |
| /RC 00009B | WISH ENTERPRISES LLC | | 1138 W MAIN ST | | WHITEWATER | WI | 53190-0000 |
| /RCA 00001 | DLK ENTERPRISES INC | | PO BOX 239 | | WHITEWATER | WI | 53190-0000 |
| /RCA 00002 | DLK ENTERPRISES INC | | PO BOX 239 | | WHITEWATER | WI | 53190-0000 |
| /RCA 00003 | DLK ENTERPRISES INC | | PO BOX 239 | | WHITEWATER | WI | 53190-0000 |
| /RCA 00011 | WHITEWATER MANOR INC | C/O PROFESSIONAL PROPERTY MGMT | 370 N TRATT ST #133 | | WHITEWATER | WI | 53190-0000 |
| /RCA 00012 | WHITEWATER COURT | | 973 FEATHERSTONE RD | STE 300 | ROCKFORD | IL | 61107-0000 |
| /RCA 00013 | WHITEWATER COURT | | 973 FEATHERSTONE RD | STE 300 | ROCKFORD | IL | 61107-0000 |
| /RCA 00014 | WHITEWATER COURT | | 973 FEATHERSTONE RD | STE 300 | ROCKORD | IL | 61107-0000 |
| /RCA 00015 | K&A DREAMS LLC | | 1210 W MAIN | | WHITEWATER | WI | 53190-0000 |
| /RCA 00016 | WHITEWATER COURT | | 973 FEATHERSTONE RD | STE 300 | ROCKFORD | IL | 61107-0000 |
| /RCA 00017 | WHITEWATER COURT | | 973 FEATHERSTONE RD | STE 300 | ROCKFORD | IL | 61107-0000 |
| /RCA 00018 | WHITEWATER COURT | | 973 FEATHERSTONE RD | STE 300 | ROCKFORD | IL | 61107-0000 |
| /W 00001 | WHITEWATER TEKE ASSN | C/O JOE PYZYK | 4656 SHAGBARK LN | | BROOKFIELD | WI | 53005-0000 |
| /W 00002 | STEVE JAHNKE | ANNE JAHNKE | 709 OAKWOOD LA | | WATERTOWN | WI | 53094-0000 |
| /W 00003 | STEPMOTHER LLC | | PO BOX 239 | | WHITEWATER | WI | 53190-0000 |
| /W 00006 | NCENTERPRISES LLC | | W10412 HUBBLETON RD | | WATERLOO | WI | 53594-0000 |
| /W 00007 | KA KENG WONG | YUK CHING YUEN | 1212 W SALISBURY LN | | WHITEWATER | WI | 53190-1248 |
| /W 00011 | DINA CHRISTON | KONSTANINA CHRISTON (AKA) | 442 BUCKINGHAM BLVD | | WHITEWATER | WI | 53190-0000 |
| /WUP 00162B | ROY A NOSEK | | 210 N PARK ST | | WHITEWATER | WI | 53190-0000 |
| /WUP 00163 | K&A DREAMS LLC | | 1210 W MAIN | | WHITEWATER | WI | 53190-0000 |
| /WUP 00163A | WHITEWATER 1184 INC | | 1985 PEBBLE DR | | BELOIT | WI | 53511-0000 |
| /WUP 00164D | REYNOLDS RENTALS LLC | | 12340 E BRADLEY RD | | WHITEWATER | WI | 53190-0000 |
| /WUP 00164E | FOUR GUYS LLP | | 120 N FRATERNITY LN | | WHITEWATER | WI | 53190-0000 |
| /WUP 00219 | ST PATRICKS CONGREGATION | | 126 S ELIZABETH ST | | WHITEWATER | WI | 53190-0000 |
| /L 00013 | JR RENTALS LLC | | 694 WELLS ST | | LAKE GENEVA | WI | 53147-0000 |
| /A458900001 | MCCULLOUGH FAMILY LP | | 694 WELLS ST | | LAKE GENEVA | WI | 53147-0000 |
| | DAVE HERBECK | | 2601 E GATEWOOD DR | | APPLETON | WI | 54915-0000 |

CITY OF WIDTEWATER
APPLICATION FOR VARIANCE

IDENTIFICATION AND INFORMATION ON APPLICANT(S)

Applicant's Name: Dave Herbeck

Applicant's Mailing Address: 2601 E Gatewood Dr. Appleton, WI 54915

Owner of Property Site as of date of application, according to current property tax records: Whitewater 1184, Inc

Street Address of Property (if vacant land, describe in detail the property location): 1184 W. Main St

Legal Description of Property (Name of Subdivision, Block and Lot, or other legal description):
See survey

Agent or Representative Assisting in the Application (Engineer, Architect, Attorney, Etc.)

Name: Mike Kohlbeck Firm: McMahon Assoc

Office Address: 1445 McMahon Dr. Neenah, WI 54957-1025

EXISTING AND PROPOSED USES

Current Principal Use: Gas/Convenience Store

Accessory or Secondary Uses: N/A

Proposed Use (Describe need for Variance): Aftermarket Auto Parts retail store with ancillary services including wiper/battery replacement.

Have you been granted any variances in the past, on any properties, whether fully or partially owned by you.

Yes No

~~If YES, list addresses of those properties and whether the requirements of the variance granted have been completed~~

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, where necessary, floor plans, sections, elevations, structural details, connections, and stress diagrams as the building inspector may require.

SETBACK PLAN

When required by the building inspector, there shall be submitted a setback plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension lines, showing accurately the size and exact location of all proposed new construction and its relationship to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjacent property, within 25 feet of the property lines. In the case of demolition, the set-back plan shall show the buildings and structures to be demolished, and the buildings or structures on the same lot that are to remain.

Zoning District in which the property is located: B-1

No. of Occupants Proposed to be accommodated: _____ No. of Employees, if applicable: 10

Section of the City of Whitewater Zoning Ordinance that prohibits the proposed usage of the property. It is this section of the Ordinance for which a variance is requested: 19.27.060

STANDARDS

The following are Standards that the City of Whitewater Zoning Ordinance sets for decisions on variances. Explain how your proposal meets these standards.

| STANDARD | APPLICANT'S EXPLANATION |
|--|---|
| A. The particular physical surroundings, shape, topographical conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from mere inconvenience, if the strict letter of the regulations were to be carried out | Aligning the property access location with Elizabeth St. and allowing internal access with the neighboring property to the west requires increased circulation area to the front parking stalls, delivery area, and the drive aisle to the west. This results in the building encroaching on the side/rear setback. |
| B. The conditions upon which the application for a variance are based would not be applicable generally to other property within the same Zoning classification | This variance is specific to alignment to Elizabeth St. |
| C. The purpose of the variance is not exclusively upon a desire for economic or other material gain by the applicant or owner. | The variance will not increase the economics to the projects. |
| D. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion in the public streets, or increase the danger of fire or endanger the public safety, or substantially diminish or impair property values within the neighborhood. | The variance will eliminate excess access points on Main St. The variance will allow for the redevelopment of a decades-old gas station and removal of residual contamination. |

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Board of Zoning Appeals to place conditions on approved variances. Please keep this in mind & supply ALL pertinent information.

Signature of Applicant



Date

1-9-16

APPLICATION FEES

(to be completed by City)

Fee for Variance application- \$200.00

Date fee received by City
Received by:

1-6-16

Receipt#

6.012318

Date Notice sent to owners of record:

By

J. Wegner

Date(s) published in Whitewater Register:

1-7-16 + 1-14-16

Date set for Hearing before Board of Zoning Appeals:

1-28-16

AGREEMENT OF SERVICES

REIMBURSABLE BY THE PETITIONER/APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission, Board of Zoning Appeals and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The City may apply the charges for these services to the Petitioner and/or property owner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the proposed application (Architectural Review, B.Z.A., Planning, Zoning Change):

Dave Herbeck _____, the applicant/petitioner for

(Owner's Name): _____, dated: _____

Phone# _____, tax key #(s) _____

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Whitewater, in the judgment of its staff, to obtain additional professional service(s) (e.g. engineering, surveying, planning, legal) than normally would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 4 day of January, 2016.

 (Signature of Applicant/Petitioner)

_____ (Printed Name of Applicant/Petitioner)

_____ (Signature of Owner of Property & Date Signed)

_____ (Printed Name of Owner of Property)

Size and placement of signage is approximate.

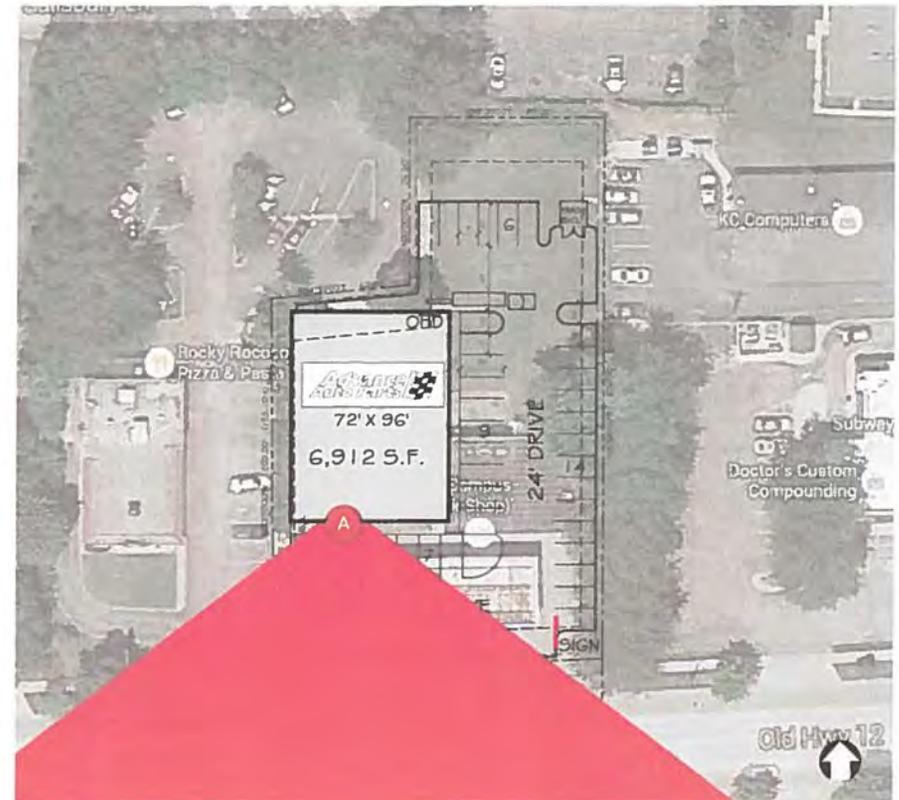
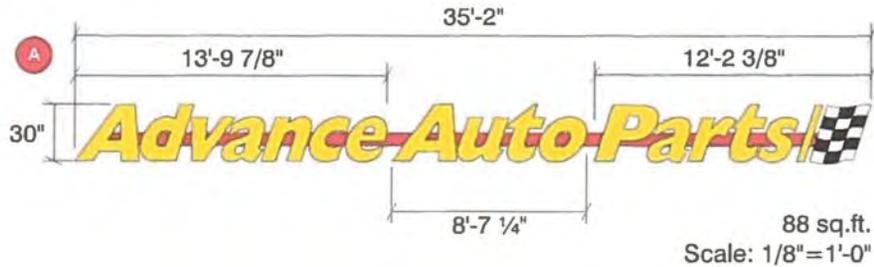
Variance Required

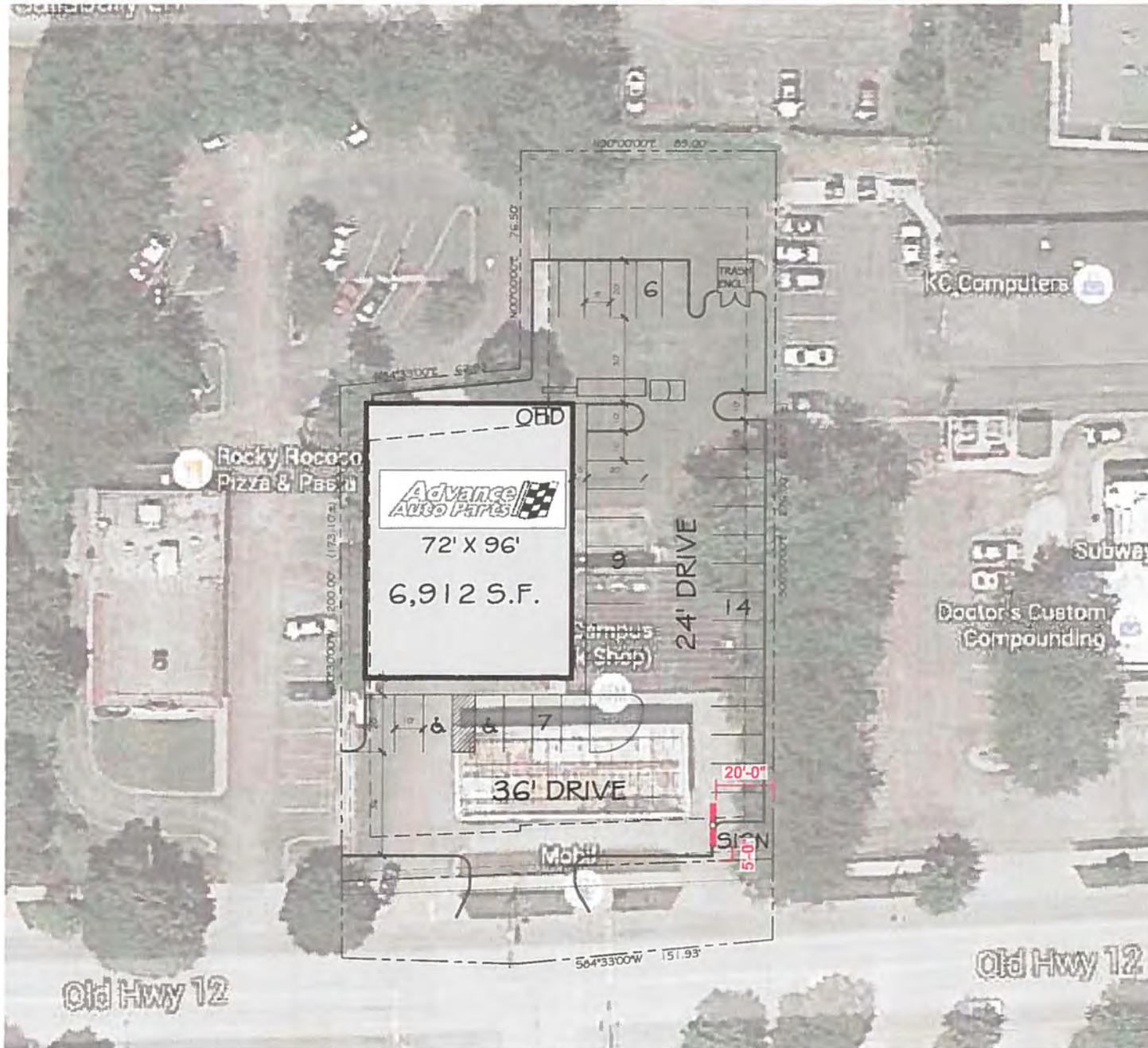


FRONT ELEVATION

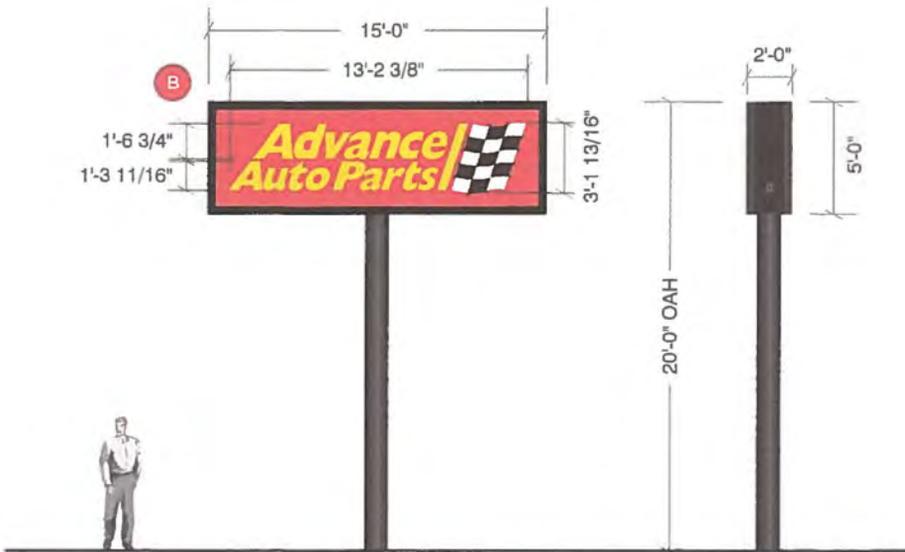
Scale: 1/16" = 1'-0"

This elevation is prototypical and for representational usage only. Architecture and dimensions are subject to change upon procurement of site specific elevations.



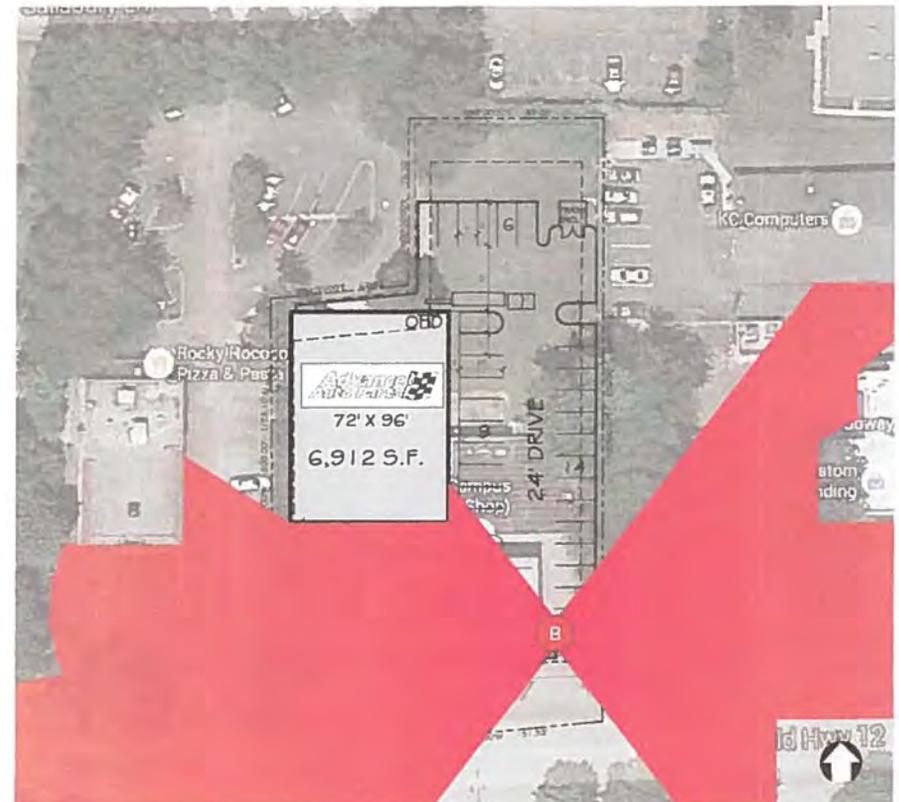


Scale: 1" = 50'



Sign setback 5'-0" from front property line.
 Sign setback 20'-0" from side property line.
 Planning Board approval is required for all pylons.
 Sign will be located in asphalt due to setback requirements.

75.0 sq.ft.
 Scale: 1/8"=1'-0"

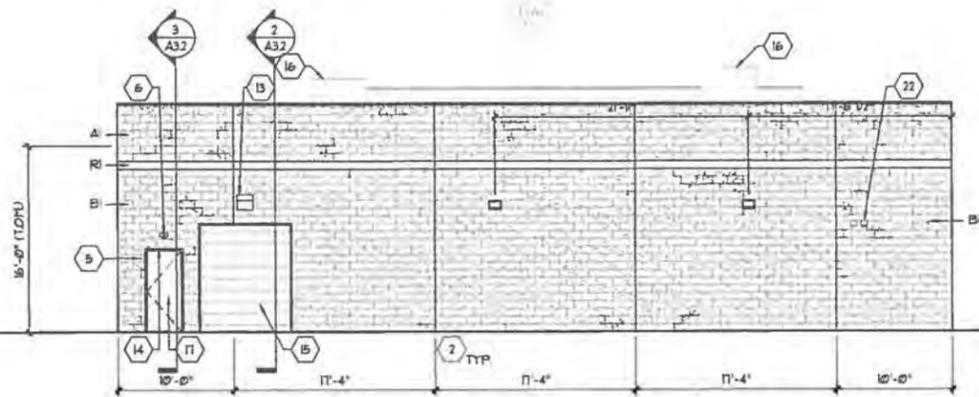


Advance Auto Parts!



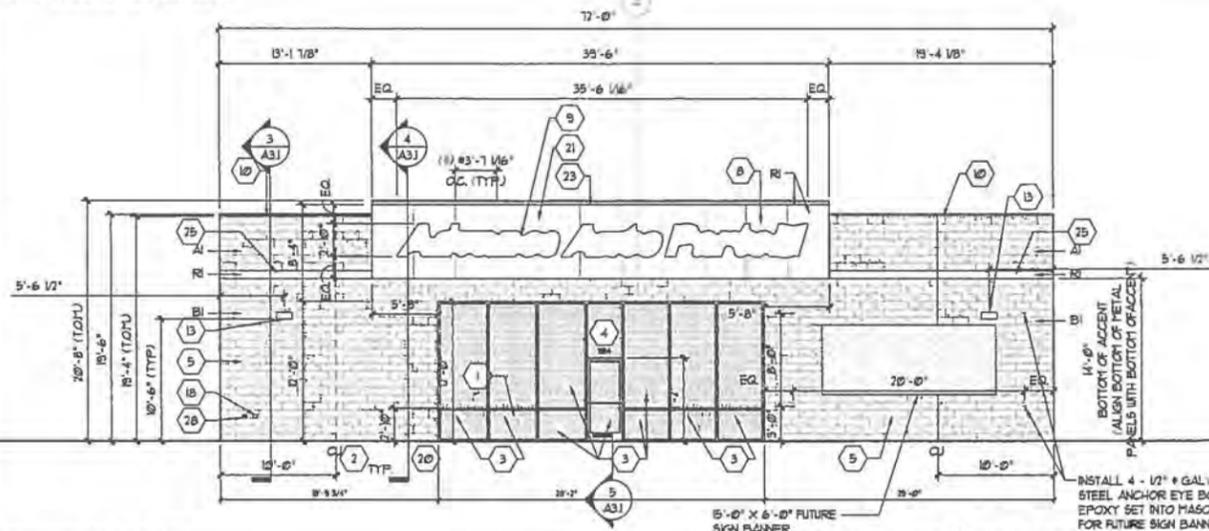
FREE FREE FREE FREE

SEE 2(A) FOR EXTERIOR PAINT DETAILS.



BUILDING ELEVATION (NORTH) SCALE: 1/8"=1'-0" 7

SEE 2(A) FOR EXTERIOR PAINT DETAILS.



BUILDING ELEVATION (SOUTH) SCALE: 1/8"=1'-0" 3

AAP PROTOTYPE REF. SHEET A6

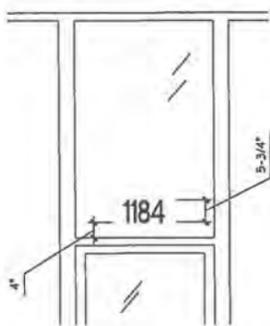
AAP PROTOTYPE REF. SHEET A6

- 1 PROVIDE OLDCASTLE GLASS VISTAWALL SERIES FG 3000 2" x 4 1/2" MULLION PROFILE, CENTER SET, EXTERIOR LOADED FLUSH GLAZE STOREFRONT SYSTEM WITH 1" CLEAR LOW 'E' INSULATED GLASS. STOREFRONT SYSTEM COLOR TO BE CLEAR ANODIZED ALUMINUM. REFER TO RESPONSIBILITY MATRIX FOR ADDITIONAL INFORMATION. SEALANT COLOR TO BE LIGHT GRAY.
- 2 MASONRY CONTROL JOINT, 20'-0" MAX. @ 10'-0" COMBINED MAX. AT CORNER.
- 3 HATCH AREA REPRESENTS AREA OF TEMPERED GLAZING.
- 4 G.C. TO PROVIDE & INSTALL 5 3/4" VINYL WHITE ON BLACK ADDRESS NUMBERS BY MFR. EAST SIGNS. ON FRONT WINDOWS CENTERED OVER DOOR, BOTTOM EDGE OF NUMBER SHALL SET 4" ABOVE FRAME - REFER TO DETAIL 5/A6 FOR ADDITIONAL INFORMATION.
- 5 SPLIT FACE CMU - REFER TO MFR. PERFORMANCE SPECIFICATION(S) FOR INSTALLATION. REFER TO ELEVATIONS AND MATERIAL SCHEDULE FOR COLOR.
- 6 EMERGENCY LIGHT, REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- 7 LINE OF ROOF (BEYOND)
- 8 PRE-FINISHED 6'-8" METAL PANELS INSTALLED BY AAP NATIONAL ACCOUNT VENDOR OVER SMOOTH FACE CMU. COORDINATED BY GENERAL CONTRACTOR. FOR B1'S AND LL UPFIT PROJECTS, THE DEVELOPER AND GC ARE RESPONSIBLE FOR PURCHASING THROUGH THE AAP NATIONAL ACCOUNT VENDOR AND INSTALLATION. FOR AAP UPFIT AND FEEL/SELF DEVELOP PROJECTS, AAP WILL BE RESPONSIBLE FOR THE PURCHASE AND INSTALLATION OF THE RED PANELS.
- 9 REFER TO ELECTRICAL DRAWINGS FOR SIGNAGE REQUIREMENTS. SIGNAGE IS PERMITTED SEPARATELY AND INSTALLED BY OTHERS. SIGNAGE IS SHOWN FOR REFERENCE ONLY.
- 10 METAL COPING, PAINT TO MATCH CMU (TYP).
- 11 NOT USED
- 12 NOT USED
- 13 WALL MOUNTED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. QUANTITIES AND LOCATION VARY PER SITE.
- 14 RAIN DEFLECTOR ATTACHED TO MASONRY - REFER TO DOOR HARDWARE SCHEDULE.
- 15 ROLL UP STEEL DOOR - REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 16 ROOF TOP UNIT BEYOND - REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 17 HOLLOW METAL DOOR AND FRAME PAINT TO MATCH COLOR OF ADJACENT WALL SURFACE.
- 18 ELECTRICAL OUTLET, REFER TO ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- 19 ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 20 KNOX BOX IF REQUIRED BY CODE.
- 21 VERTICAL REVEAL AT METAL PANELS.
- 22 EXHAUST FAN CAP - REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 23 METAL COPING, PAINT TO MATCH ADJACENT METAL PANEL.
- 24 ALUMINUM STATIONARY LOUVER - PAINT TO MATCH ADJACENT WALL. REFER TO MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
- 25 SMOOTH FACE CMU - REFER TO MFR. PERFORMANCE SPECIFICATION(S) FOR INSTALLATION. REFER TO ELEVATIONS AND MATERIAL SCHEDULE FOR COLOR.
- 26 UNIT HEATER EXHAUST VENT CAP - PAINT TO MATCH EXISTING ADJACENT WALL. REFER TO MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
- 27 GAS METER - PAINT TO MATCH EXISTING ADJACENT WALL. REFER TO MECHANICAL SHEETS FOR ADDITIONAL INFORMATION.
- 28 WALL HYDRANT, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

GENERAL NOTES:

- 1 ALL EXTERIOR SIGNS ARE PROVIDED AND INSTALLED BY ADVANCE AUTO PARTS. ALL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 2 ALL CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT CONCRETE, 1-3/4" x 1-3/4" x 15-3/4", WITH 3/8" MORTAR JOINTS, WITH TOTAL COURSE HEIGHT TO EQUAL 8", IN RUNNING BOND PATTERN. PROVIDE TOOLED CONCAVE MORTAR JOINTS UNLESS NOTED OTHERWISE.
- 3 ALL CONTROL, BUILDING AND EXPANSION JOINTS TO BE INSTALLED PER ASTM, CONCRETE AND/OR BRICK INDUSTRY STANDARDS AS APPLICABLE.
- 4 PROVIDE SEALANT AT ALL UNLIKE MATERIALS.

GENERAL SIGNAGE NOTES SCALE: N.T.S. 6



RTA VINYL
 -ORACAL 651 WHITE, 25 MIL VINYL
 -COLORS ARE WHITE ON BLACK
 -FONT SIZE IS 5.75"
 -300° BLACK OUTLINE
 -.07" BLEED
 -COMPRESSION, NONE
 -FONT IS STANDARD BOLD CONDENSED
 -INSTALL 4" ABOVE DOOR FRAME

ADDRESS DETAIL SCALE: N.T.S. 5

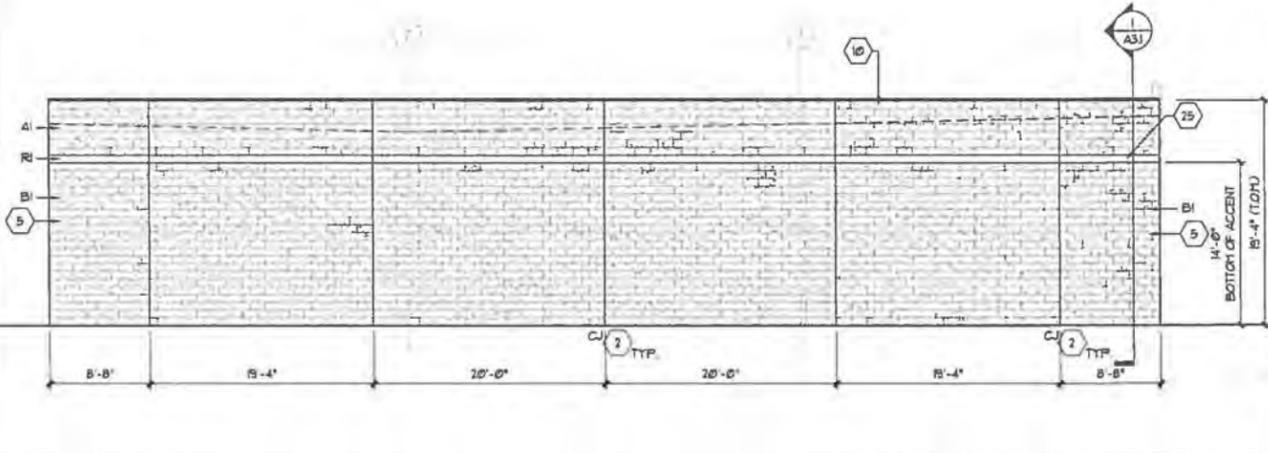
MATERIAL SCHEDULE

| MATERIAL | EXTERIOR PAINT | LOCATION |
|----------|---------------------------------|--|
| A1 | AAP-A1, BEACHCOMBER 20TT 5B-082 | EXTERIOR BLOCK WALLS, STUCCO, METAL DOOR |
| B1 | AAP-B1, CASTLE ROCK 10TT 4U/083 | EXTERIOR BLOCK WALLS, STUCCO, METAL DOOR |
| B2 (ALT) | AAP-B2, SAND MOTE 00TT 38/03 | EXTERIOR BLOCK WALLS, STUCCO, METAL DOOR |
| R1 | AAP-R1, ADVANCE AUTO PARTS RED | METAL PANEL SIGNBAND, EXT. BLOCK WALLS |
| R2 | AAP-R2, ADVANCE AUTO PARTS RED | METAL WHEN REQUIRED |
| RAILS | BLACK | HANDRAILS |
| SAFETY | SAFETY YELLOW | BOLLARDS, MANDATED SAFETY AREAS |

MATERIAL SCHEDULE SCALE: 1/8"=1'-0" 4

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

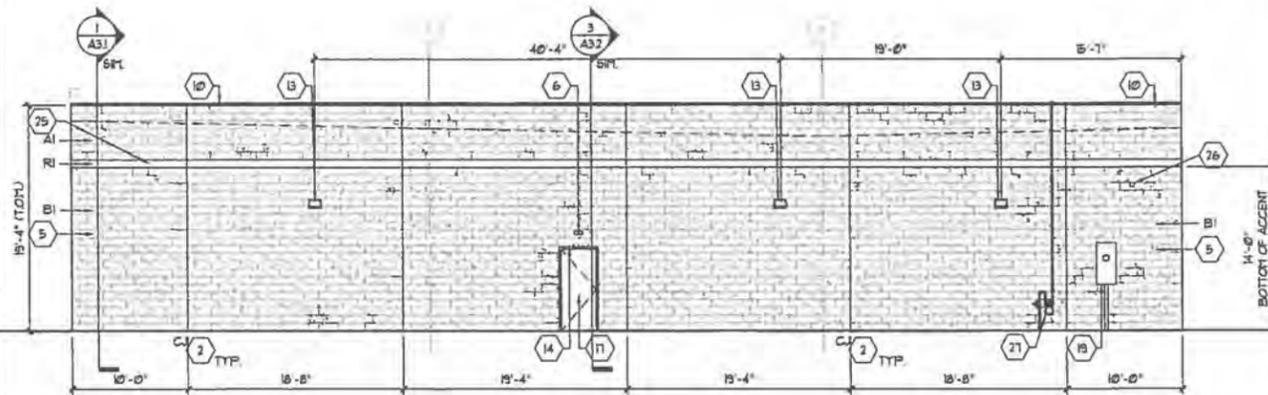
SEE 2(A) FOR EXTERIOR PAINT DETAILS.



BUILDING ELEVATION (WEST) SCALE: 1/8"=1'-0" 2

AAP PROTOTYPE REF. SHEET A6

SEE 2(A) FOR EXTERIOR PAINT DETAILS.



BUILDING ELEVATION (EAST) SCALE: 1/8"=1'-0" 1

AAP PROTOTYPE REF. SHEET A6

STORE # 104731

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 24" x 36" SHEET

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| REV. BY: | DESCRIPTION |
|----------|-------------|
| | |
| | |
| | |

Project:
ADVANCE AUTO PARTS
 1184 West Main Street
 City of Whitewater, WI 53190

PERSPECTIVE DESIGN, INC.
 11525 W. North Avenue
 Wauwatosa, WI 53226
 Tel: (414) 302-1780 Fax: (414) 302-1761



Drawing Title:
BUILDING ELEVATIONS

Date: 12/17/15
 Scale: AN
 Drawn: WHC
 Job: 15-119

Sheet:
A2.1

NOT FOR CONSTRUCTION

PRELIMINARY

STANDARD ABBREVIATIONS

STANDARD SYMBOLS

GENERAL NOTES

NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY McMAHON OF ANY VERTICAL DISCREPANCY.

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McMAHON
1445 McMAHON DRIVE, NEENAH, WI 54956
TEL: (920) 751-4200 FAX: (920) 751-4201

- AC ACRE
- AGG AGGREGATE
- AH AHEAD
- ASPH ASPHALT PAVEMENT
- AVG AVERAGE
- B-B BACK TO BACK
- BEG BEGIN
- BIT BITUMINOUS
- BK BACK
- B/L BASE LINE
- BLDG BUILDING
- BM BENCH MARK
- BOC BACK OF CURB
- BRG BEARING
- C-C CENTER TO CENTER
- CY CUBIC YARD
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CE COMMERCIAL ENTRANCE
- CHD CHORD
- C/L CENTER LINE
- CL CLASS (FOR CONC PIPE)
- CMP CORRUGATED METAL PIPE
- CO CLEAN OUT
- CONC CONCRETE
- CORR CORRUGATED
- CP CONTROL POINT
- CR CRUSHED
- CS CURB STOP
- CSW CONCRETE SIDEWALK
- CTH COUNTY TRUNK HIGHWAY
- CULV CULVERT
- D DEPTH OR DELTA
- DI DUCTILE IRON
- DIA DIAMETER
- DIS DISCHARGE
- EA EACH
- EB EASTBOUND
- EBS EXCAVATION BELOW SUBGRADE
- EG EDGE OF GRAVEL
- ELEV ELEVATION
- ELEC ELECTRIC
- EMB EMBANKMENT
- EMAT EROSION MAT
- ENT ENTRANCE
- EOR END OF RADIUS
- EP EDGE OF PAVEMENT
- EXC EXCAVATION
- EX EXISTING
- EW ENDWALL
- F-F FACE TO FACE
- FDN FOUNDATION
- FE FIELD ENTRANCE
- FERT FERTILIZER
- FG FINISHED GRADE
- F/L FLOW LINE
- FT FOOT
- FTG FOOTING
- GRAV GRAVEL
- GN GRID NORTH
- GV GAS VALVE
- HDPE HIGH DENSITY POLYETHYLENE
- HE HIGHWAY EASEMENT
- HMA HOT MIX ASPHALT
- HP HIGH POINT
- HT HEIGHT
- HYD HYDRANT
- ID INSIDE DIAMETER
- IN INCH
- INL INLET
- INV INVERT
- IP IRON PIPE
- JCT JUNCTION
- LB POUND
- LF LINEAR FOOT
- LP
- LT LEFT
- LVC LENGTH OF VERTICAL CURVE
- MAINT MAINTENANCE
- MATL MATERIAL
- MAX MAXIMUM
- MIN MINIMUM
- MH MANHOLE
- MP MILE POST
- NB NORTHBOUND
- NO NUMBER
- NOR NORMAL
- OD OUTSIDE DIAMETER
- OBLT OBLITERATE
- PAVT PAVEMENT
- PC POINT OF CURVATURE
- PC PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVATURE
- PE PRIVATE ENTRANCE
- PEDESTAL
- PGL PROFILE GRADE LINE
- PI POINT OF INTERSECTION
- P/L PROPERTY LINE
- PLE PERMANENT LIMITED EASEMENT
- PP POWER POLE
- PRC POINT OF REVERSE CURVATURE
- PROP PROPOSED
- PSD PASSING SIGHT DISTANCE
- PSI POUNDS PER SQUARE INCH
- PT POINT OF TANGENCY
- PVC POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
- PV POINT OF VERTICAL INTERSECTION
- PVT POINT OF VERTICAL TANGENCY
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- RD ROAD
- REBAR REINFORCEMENT ROD
- REM REMOVE
- RECON RECONSTRUCT
- REQ'D REQUIRED
- R/L REFERENCE LINE
- RP RADIUS POINT
- RR RAILROAD
- RT RIGHT
- R/W RIGHT-OF-WAY
- SB SOUTHBOUND
- SE SUPERELEVATION
- SF SQUARE FEET
- SI SLOPE INTERCEPT
- STH STATE TRUNK HIGHWAY
- SY SQUARE YARD
- SALV SALVAGED
- SAN SANITARY
- SEC SECTION
- SHLDR SHOULDER
- S/L SURVEY LINE
- SQ SQUARE
- STA STATION
- STD STANDARD
- STO STORM
- SW SIDEWALK
- TC TOP OF CURB
- TEL TELEPHONE
- TEMP TEMPORARY
- TLE TEMPORARY LIMITED EASEMENT
- TV TELEVISION
- TYP TYPICAL
- UG UNDERGROUND
- USH U.S. HIGHWAY
- VAR VARIES
- VC VERTICAL CURVE
- VERT VERTICAL
- WB WESTBOUND
- WM WATER MAIN
- WV WATER VALVE

- 2" IRON PIPE FOUND
- 1 1/4" REBAR FOUND
- 1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET
- 1" (1.315 OD) IRON PIPE FOUND
- 1" IRON PIPE SET
- 3/4" IRON REBAR FOUND
- 3/4" IRON PIPE FOUND
- 3/4" x 24" IRON REBAR WEIGHING 1.5 LB/LF SET
- MAG NAIL FOUND
- MAG NAIL SET
- GEAR NAIL SET
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- CHISEL CROSS FOUND
- CHISEL CROSS SET
- COUNTY MONUMENT
- CONCRETE MONUMENT FOUND
- SOIL BORING OR MONITORING WELL
- POWER POLE
- POWER POLE W/GUY WIRE
- TELEPHONE OR TELEVISION PEDESTAL
- MAILBOX
- SGN SIGN
- RAILROAD CROSS BUCK
- RAILROAD GATE ARM
- RAILROAD TRACKS
- LIGHT POLE
- WOOD POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL MAST ARM
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE OR BRUSH LINE
- BED ROCK (IN PROFILE VIEW)
- HANDICAPPED PARKING STALL
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION (800.00 DATUM)
- DRAINAGE HIGH POINT
- DRAINAGE DIRECTION
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING INLET
- PROPOSED INLET
- EXISTING YARD DRAIN
- PROPOSED YARD DRAIN
- EXISTING CLEAN OUT
- PROPOSED CLEAN OUT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING CURB STOP
- PROPOSED CURB STOP
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER FITTING
- PROPOSED WATER REDUCER
- PROPOSED ENDCAP
- GAS VALVE
- STANDARD CURB & GUTTER
- REJECT CURB & GUTTER
- TELEPHONE CABLE - BURIED
- ELECTRIC CABLE - BURIED
- UTILITIES - OVERHEAD
- FIBER OPTIC CABLE - BURIED
- GAS MAIN
- CABLE TELEVISION - BURIED
- DITCH LINE
- STREET C/L OR R/L
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- EXISTING CULVERT WITH END SECTIONS
- PROPOSED CULVERT WITH END SECTIONS
- BUILDING OUTLINE
- FENCE LINE
- SAW CUT REQ'D
- SILT FENCE
- GUARD RAIL
- DITCH CHECK
- INLET PROTECTION
- TRACKING PAD
- LIMITED VEHICULAR ACCESS
- NO VEHICULAR ACCESS
- SANDBAG COFFERDAM
- SLOPE INTERCEPT
- LIMITS OF DISTURBANCE
- RIP-RAP (SIZE AS SPECIFIED)
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING LANDSCAPE STONE
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- CLASS I TYPE A CHANNEL EROSION MAT
- EXISTING WETLANDS

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THE PROPERTY LINES, RIGHT-OF-WAY LINES AND OTHER PROPERTY INFORMATION ON THIS DRAWING WERE DEVELOPED OR OBTAINED FROM THE COUNTY GEOGRAPHIC INFORMATION SYSTEM, FROM THE COUNTY PROPERTY TAX MAPPING FUNCTION, FROM FIELD LOCATED SURVEY MONUMENTATION, OR A COMBINATION OF THESE SOURCES. McMAHON DOES NOT GUARANTEE THIS INFORMATION TO BE CORRECT, CURRENT OR COMPLETE. THE PROPERTY AND RIGHT-OF-WAY INFORMATION ARE INTENDED FOR USE AS A GENERAL REFERENCE AND ARE NOT INTENDED OR SUITABLE FOR SITE-SPECIFIC USES. ANY USE TO THE CONTRARY OF THE ABOVE STATED USES IS THE RESPONSIBILITY OF THE USER AND SUCH USE IS AT THE USER'S OWN RISK.

NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE OWNER.

NO EXCAVATED MATERIALS TO BE REMOVED WITHOUT THE OWNER'S PERMISSION.

THE CONSTRUCTION PLANS AND EROSION CONTROL DESIGNS ARE BASED ON WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS, AND NR 151 REQUIREMENTS.

A SAWED JOINT IS REQUIRED WHERE NEW HMA PAVEMENT MATCHES EXISTING HMA PAVEMENT.

ALL RADII SHOWN ON THE PLAN SHEETS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

DIMENSIONS ARE TO THE EDGE OF GRAVEL OR ASPHALT, OR FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL & MEP PLANS FOR ALL UTILITIES (SANITARY, STORM, WATER, ELECTRICAL, GAS, CABLE, TELEPHONE) FOR DESIGN WITHIN THE BUILDING AND THE EXACT BUILDING CONNECTION LOCATIONS.

ONSITE SNOW STORAGE PROVIDED. EXCESS SNOW TO BE REMOVED FROM SITE.

A PERMIT IS REQUIRED TO COMPLETE WORK WITHIN RIGHT-OF-WAY.

SIGNS TO BE PERMITTED UNDER A SEPARATE APPLICATION PROCESS.

ALL FINISHED SWALES AND SLOPES GREATER THAN 4:1 TO BE COVERED WITH CLASS 1 TYPE A EROSION MAT.



PROJECT LOCATION

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 258-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

General Contractor: TO BE DETERMINED

Designer: McMAHON
Attn: Ben Hamblin, PE
1445 McMahon Drive
Neenah, WI 54956
920-751-4200

Owner's Representative:
Herbeck Development
Attn: Dave Herbeck
2801 E. Gatewood Drive
Appleton, WI 54915
(920) 428-9028

**Curve Number Calculations
ADVANCE AUTO PARTS**

| Land Use | Existing Conditions | | Change | | Proposed Conditions | |
|------------------------|---------------------|-----------------|-----------|-----------------|---------------------|-----------------|
| | Area (sf) | CN Composite CN | Area (sf) | CN Composite CN | Area (sf) | CN Composite CN |
| Pavement: | 13,381 | 98 1,311,338 | 3,319 | 98 325,262 | 16,700 | 98 1,636,600 |
| Sidewalk: | 1,117 | 98 109,466 | -257 | 98 -25,186 | 860 | 98 84,280 |
| Roof: | 4,591 | 98 449,918 | 2,321 | 98 227,458 | 6,912 | 98 677,376 |
| Water Surface: | 0 | 98 0 | 0 | 98 0 | 0 | 98 0 |
| Meadow: | 0 | 72 0 | 0 | 72 0 | 0 | 72 0 |
| Landscaping: | 12,711 | 74 940,614 | -5,383 | 74 -398,342 | 7,328 | 74 542,272 |
| Development Area (sf): | 31,800 | | | | 31,800 | |
| Development Area (ac): | 0.73 | | | | 0.73 | |
| Composite CN: | 88.41 | | | | 92.47 | |
| % Impervious Coverage: | 60.03% | | | | 76.96% | |

**PRELIMINARY
NOT FOR CONSTRUCTION**

**ADVANCE AUTO
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN
ABBREVIATION SYMBOLS AND NOTES**

| | |
|-------------------------------|-----|
| DESIGNED | DRW |
| BTH | M/J |
| PROJECT NO. H1038 9-15-006 | |
| DATE 12/2015 | |
| SHEET NO. C-1 | |

McMAHON provides this drawing and data, regardless of form, as instruments of service. The client and/or licensee retains the copyright in this drawing. The client and/or licensee shall indemnify and hold harmless the engineer and his/her firm from and against all claims, damages, costs and expenses, including reasonable attorneys' fees, arising from or due to any changes made to the original drawing.

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |

ADVANCE AUTO
 CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN
 EXISTING SITE PLAN - SURVEY CONTROL

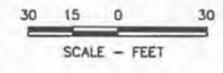
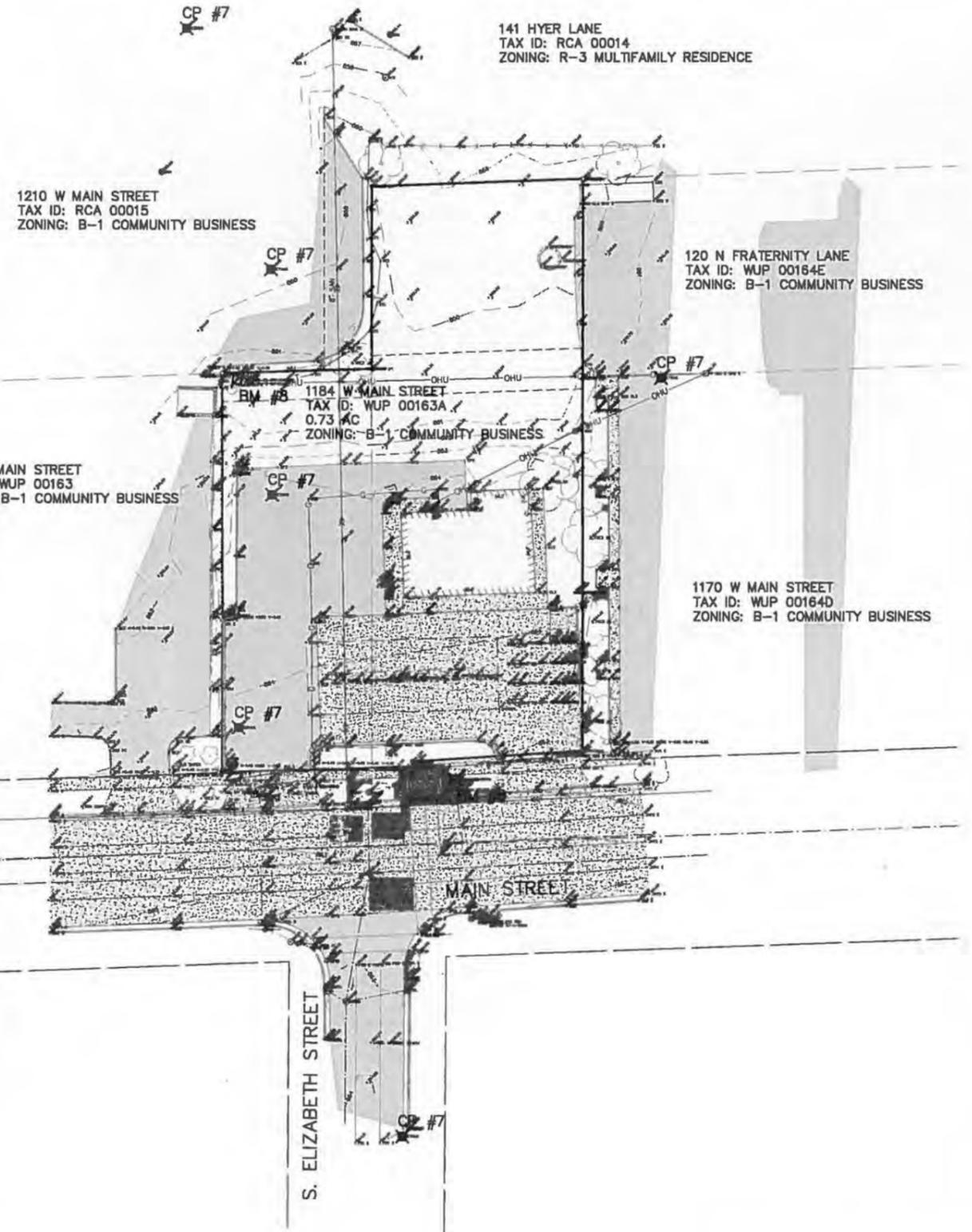
| | |
|------------------------------|-----------|
| DESIGNED BTH | DRA M. |
| PROJECT NO. H1038 9-15-00 | |
| DATE 12/2015 | |
| SHEET NO. C-2 | |

VERTICAL DATUM:
 IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929
 PER SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION.

HORIZONTAL DATUM:
 IS BASED ON THE WISCONSIN STATE PLANE COORDINATE
 SYSTEM GRID, SOUTH ZONE (NAD-27).
 PER SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION.

NOTE:
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| CONTROL POINTS | | | |
|----------------|-----------|------------|-------------|
| POINT # | NORTHING | EASTING | DESCRIPTION |
| 2 | 306825.54 | 2334617.58 | SETMAG |
| 5 | 306923.02 | 2334631.61 | SETMAG |
| 11 | 307017.58 | 2334631.16 | SETMAG |
| 12 | 307118.70 | 2334595.50 | SETMAG |
| 13 | 306654.90 | 2334686.14 | SETMAG |
| 14 | 306972.08 | 2334795.31 | SETMAG |

| VERTICAL BENCHMARKS | | |
|---------------------|-----------|--------------------------|
| POINT # | ELEVATION | DESCRIPTION |
| 6 | 864.91 | HYDRANT ARROW |
| 10 | 862.01 | MAG NAIL SE 8" TWIN TREE |

PRELIMINARY
 NOT FOR CONSTRUCTION

IES FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.

1210 W MAIN STREET
TAX ID: RCA 00015
ZONING: B-1 COMMUNITY BUSINESS

REMOVE CONCRETE CURB AND ASPHALT
REPLACE CONCRETE CURB AND ASPHALT PAVEMENT IN KIND

1210 W MAIN STREET
TAX ID: WUP 00163
ZONING: B-1 COMMUNITY BUSINESS

141 HYER LANE
TAX ID: RCA 00014
ZONING: R-3 MULTIFAMILY RESIDENCE

1184 W MAIN STREET
TAX ID: WUP 00163A
0.73 AC
ZONING: B-1 COMMUNITY BUSINESS

120 N FRATERNITY LANE
TAX ID: WUP 00164E
ZONING: B-1 COMMUNITY BUSINESS

1170 W MAIN STREET
TAX ID: WUP 00164D
ZONING: B-1 COMMUNITY BUSINESS



72' X 96'
6,912 S.F.
F.F.E
862.50=100'-00" ARCH



20 10 0 20
SCALE - FEET

MAIN STREET

S. ELIZABETH STREET

REMOVE CONCRETE PAVEMENT AT EXISTING JOINT LINES
REPLACE CONCRETE PAVEMENT IN KIND AND IN ACCORDANCE WITH CITY OF WHITEWATER STANDARD SPECIFICATIONS

GALLONS PER MINUTE (GPM) FLOW RATE IS BASED ON 2009 INTERNATIONAL PLUMBING CODE AND WISCONSIN STATE PLUMBING CODE. CUBIC FEET PER SECOND FLOW RATES ARE EQUIVALENT TO A 5 YEAR RAIN EVENT, WHICH WAS VERIFIED BY USING THE RATIONAL METHOD.

- REMOVE & REPLACE EXISTING 12" STORM SEWER WITH NEW 12" REINFORCED CONCRETE PIPE (RCP) STORM SEWER. EX. NORTH INVERT AT MANHOLE=857.80. NEW NORTH INVERT AT MANHOLE=857.10.
- 27 L.F. OF 12" RCP STORM SEWER AT 0.30% DOWNSTREAM INVERT=827.10. UPSTREAM INVERT AT INLET=857.12. (5,848GPM/13.04CFS)
- 2'X3' CURB INLET. RIM FLOW LINE=862.35. NORTH & SOUTH INVERT=857.12.
- 65 L.F. OF 12" RCP STORM SEWER AT 0.20%. (828GPM/1.84CFS)
- 8' DIA. CATCH BASIN MANHOLE, WITH 4' SUMP. RIM = 861.05. INVERT = 857.23. SUMP=853.23. (320GPM/0.71CFS)
- 162 L.F. OF 12" RCP STORM SEWER AT 0.20%. (507GPM/1.13CFS)
- 8' DIA. CATCH BASIN MANHOLE, WITH 4' SUMP. RIM=860.60. INVERT = 857.55. SUMP=853.55. (242GPM/0.54CFS)
- 45 L.F. OF 8" PVC STORM SEWER ROOF DRAIN AT 0.26% DOWNSTREAM CONNECTION INVERT AT 12" CONCRETE STORM SEWER=857.48. (266GPM/0.59CFS)
- CONNECT 8" PVC STORM SEWER TO BUILDING ROOF DRAIN SYSTEM AT INV=857.60 (APPROX.). SEE BUILDING PLUMBING PLANS FOR EXACT CONNECTION LOCATION AND ELEVATION.

SANITARY SEWER ◊

- CONSTRUCT 4' DIA. SANITARY MANHOLE OVER EXISTING 8" CITY SANITARY SEWER MAIN AT INVERT=852.60 (NORTH PIPE INVERT) RIM=860.50 (MATCH EX. PAVEMENT). ABANDON SANITARY SEWER SECTION TO THE SOUTH PER CITY STANDARDS. NEW SOUTHEAST INVERT=853.18.
- 60 L.F. OF 8" SDR 35 PVC SANITARY SEWER AT 0.40%
- 4' DIA. SANITARY MANHOLE. RIM=861.70. INVERT=853.42.
- 110 L.F. OF 8" SDR 35 PVC SANITARY SEWER AT 0.40%
- 4' DIA. SANITARY MANHOLE. RIM=861.50. INVERT=853.86.
- 83 L.F. OF 8" SDR 35 PVC SANITARY SEWER AT 0.40%
- CONNECT TO EXISTING 4' DIA. SANITARY MANHOLE AT INVERT=854.20. ABANDON SANITARY SEWER SECTION TO THE NORTH PER CITY STANDARDS.
- 4" SANITARY LATERAL WYE CONNECTION. INV=853.45 (+/-).
- 16 L.F. OF 4" SCH 40 PVC SANITARY SEWER AT 2.0%
- CLEANOUT. RIM=862.30. INV=853.77.
- 44 L.F. OF 4" SCH 40 PVC SANITARY SEWER AT 2.0%
- CLEANOUT. RIM=862.40. INV=854.65.
- 4 L.F. OF 4" SCH 40 PVC SANITARY SEWER AT 2.0%
- CONNECT 4" SCH 40 PVC SANITARY SEWER TO BUILDING SANITARY PLUMBING SYSTEM AT INVERT=854.73 (APPROX.). SEE BUILDING PLUMBING PLANS FOR EXACT CONNECTION LOCATION AND ELEVATION.

WATER MAIN □

- CONNECT PROPOSED 1" HDPE WATER SERVICE TO CITY WATER MAIN. VERIFY WATER MAIN DIAMETER WITH CITY. PERFORM CONNECTION PER CITY OF WHITEWATER STANDARDS. TOP-OF-PIPE CONNECTION ELEVATION = 856.40 (APPROX.).
- 33 L.F. OF 1" HDPE WATER SERVICE. MINIMUM BURY DEPTH=6.5'.
- WATER SERVICE/SHUTOFF VALVE. RIM=862.60. TOP OF VALVE BODY=856.10.
- 81 L.F. OF 1" HDPE WATER SERVICE. MINIMUM BURY DEPTH=6.5'.
- CONNECT 1" HDPE WATER SERVICE TO BUILDING WATER SYSTEM AT INV=856.00 (APPROX.). SEE BUILDING PLUMBING PLANS FOR EXACT CONNECTION LOCATION AND ELEVATION.

| PROPOSED DEVELOPED CONDITION - RATIONAL METHOD | | | | | | | | | |
|--|------|-------|-----|---------------------|--------------|----------------------|----------------------------|-----------------------|----------------|
| AREA/ STORM SEWER NOTE NO | C | Acres | Tc | 5 year Intensity | 6 yr FLOW | 10 year Intensity | 10 yr FLOW ² | 100 year Intensity | 100 yr FLOW |
| 5 | 0.77 | 0.27 | 0.1 | 4.6 | 0.87 | 6.2 | 1.10 | 7.2 | 1.98 |
| 7 | 0.82 | 0.19 | 0.1 | 4.6 | 0.74 | 5.2 | 0.83 | 7.2 | 1.44 |
| 9 | 0.95 | 0.16 | 0.1 | 4.6 | 0.66 | 5.2 | 0.74 | 7.2 | 1.28 |
| | | | | 0.83 acres | 2.36 cfs | 2.87 cfs | | | |

| PROPOSED DEVELOPED CONDITION - PLUMBING CODE STORMWATER RUNOFF CALCULATIONS FOR STORM SEWER ¹⁾ | | | | | | | | | | |
|---|---------|----------|-------|--------|---------|----------|---------|----------|--------------|-----------------------|
| AREA/ STORM SEWER NOTE NO | SF PAVT | PVT/ GRN | SF SW | SW GPU | SF LAWN | LAWN GPU | SF ROOF | ROOF GPU | TTL GPU | TTL CFS ²⁾ |
| 5 | 9249 | 284 | 462 | 14 | 2269 | 22 | 0 | 0 | 328 | 0.71 |
| 7 | 7180 | 220 | 368 | 12 | 934 | 8 | 0 | 8 | 242 | 0.54 |
| 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 296 | 0.59 |
| | | | | | | | | | 87.69 gpm | 1.84 cfs |

1. Flow rates are based on the Wisconsin State Plumbing Code Requirements & cross checked with the International Plumbing Code, 2009 Edition
2. Storm sewer checked with rational method to verify compliance with the state plumbing code method.

| Catch Basin TSS Removal Rates | | | | |
|-------------------------------|-----------|----------|----------|-----|
| Developed Condition | generated | released | captured | % |
| Two - 8' Dia. Catch Basins | 268.1 | 178.9 | 89.2 | 33% |

| Peak Flow Reductions | | | | | | | |
|-------------------------|-------|-------|----------|----------|----------|-----------|-----------|
| Land Condition/Basin | Acres | Pond? | 1-yr cfs | 2-yr cfs | 5-yr cfs | 10-yr cfs | 50-yr cfs |
| Existing North | 0.099 | no | 0.21 | 0.23 | 0.34 | 0.59 | 0.66 |
| Developed North | 0.119 | no | 0.09 | 0.11 | 0.21 | 0.25 | 0.46 |
| Existing South | 0.632 | no | 1.23 | 1.37 | 2.05 | 2.40 | 3.58 |
| Developed South | 0.611 | no | 1.66 | 1.8 | 2.45 | 2.78 | 3.87 |
| Total Project Existing | 0.73 | no | 1.44 | 1.61 | 2.39 | 2.80 | 4.15 |
| Total Project Developed | 0.73 | no | 1.75 | 1.91 | 2.65 | 3.04 | 4.33 |

PRELIMINARY
NOT FOR CONSTRUCTION

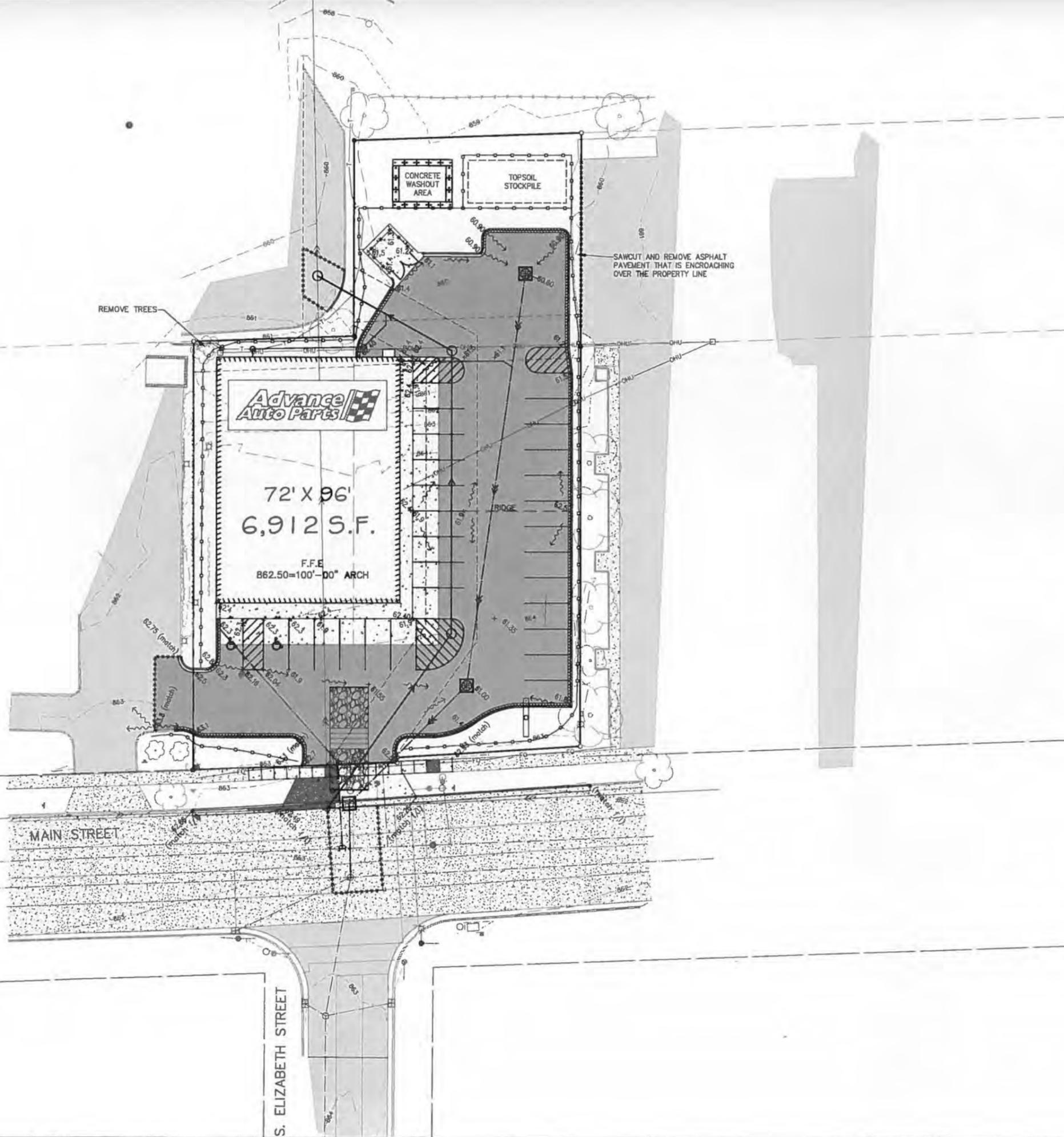
McMAHO
ENGINEERS ARCHITECTS
1445 MCMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1026 NEENAH, WI 54956
Tel: (920) 751-4200 Fax: (920) 751-4242

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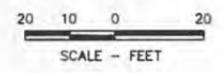
ADVANCE AUTO
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN
PROPOSED SITE UTILITIES

DESIGNED: BTH
DRAWN: MJA
PROJECT NO: H1038 9-15-00660
DATE: 12/2015
SHEET NO: C-4



NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.

NOTE:
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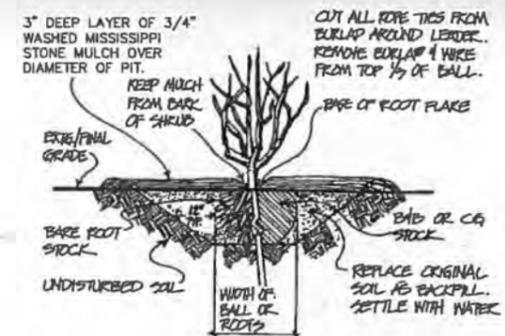
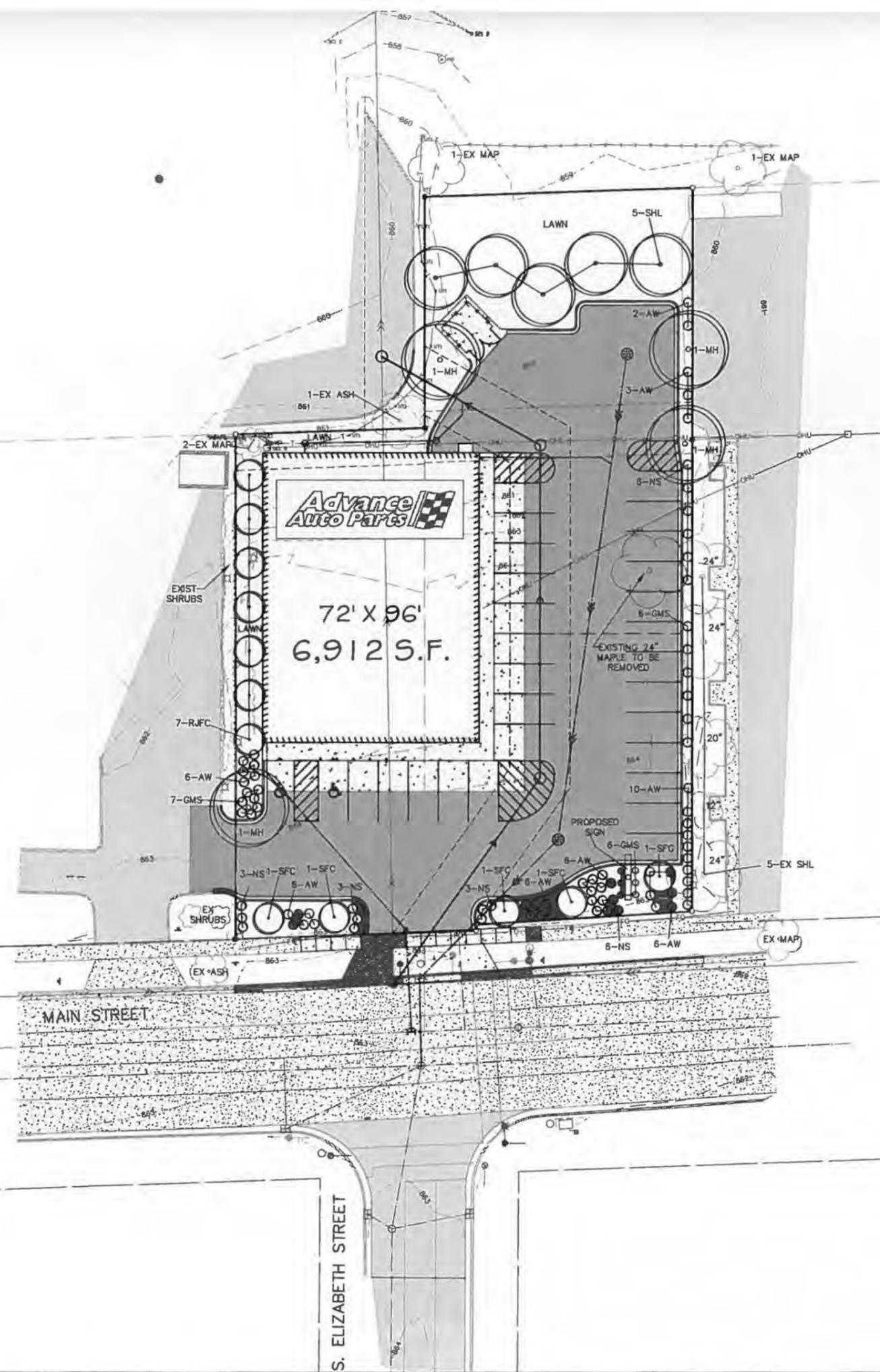
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ADVANCE AUTO
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN
PROPOSED GRADING AND EROSION CONTROL

| | |
|--------------------------------|-------|
| DESIGNED | DRAWN |
| BTH | MJA |
| PROJECT NO. H1038 9-15-0064 | |
| DATE 12/2015 | |
| SHEET NO. C-5 | |

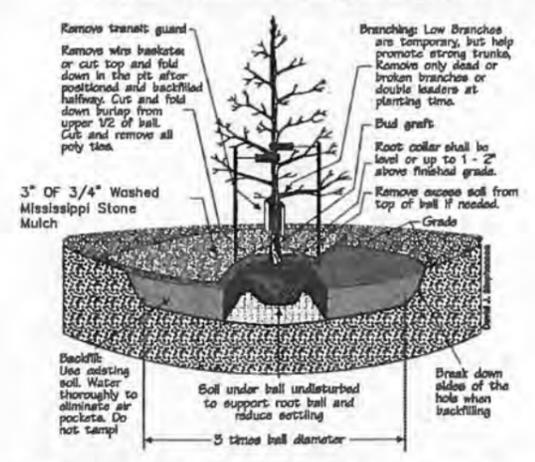
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SHRUB PLANTING DETAIL TO SCALE



Proper Tree Planting Diagram



Stake only if you have to. Use 2-3\"/>

Use of tree wrap is not recommended, as it causes a number of problems for the tree.

McMahon Dept. Of Natural Resources - Oct. 2000

LANDSCAPE SCHEDULE

| KEY | QUANTITY | BOTANICAL NAME | COMMON NAME | ROOT CONDITION | SIZE AT PLANTING | SIZE AT MATURITY HEIGHT/WIDTH | POINTS PROVIDED |
|---------------------------------------|-----------|-----------------------------------|--------------------------|----------------|------------------|-------------------------------|-----------------|
| EXISTING LARGE DECIDUOUS TREE | | | | | | | |
| EX MAP | 2 | | Maple | | | | |
| EX ASH | 1 | | Ash | | | | |
| EX SHL | 5 | | Skyline Honeylocust | | | | |
| TOTAL | 8 | | | | | | |
| LARGE DECIDUOUS TREE | | | | | | | |
| MH | 4 | Ginkgo biloba 'Autumn Gold' | Autumn Gold Maidenhair | Potted | 2" | 38' x 38' | |
| SHL | 5 | Gleditsia triacanthos 'Skyline' | Skyline Honeylocust | Potted | 2" | 38' x 38' | |
| TOTAL | 9 | | | | | | |
| SMALL DECIDUOUS TREE | | | | | | | |
| SFC | 5 | Malus 'Sargentii' | Sargent Flowering Crab | Potted | 1 1/2" | 10' x 10' | 300 |
| RFC | 7 | Malus 'Red Jewel' | Red Jewel Flowering Crab | Potted | 1 1/2" | 18' x 12' | 420 |
| TOTAL | 12 | | | | | | 720 |
| SHRUB (DECIDUOUS OR EVERGREEN) | | | | | | | |
| AW | 48 | Potentilla fruticosa 'Abbotswood' | Abbotswood Potentilla | Potted | 2" | 3' x 3' | 820 |
| NS | 21 | Spiraea japonica 'Norman' | Norman Spiraea | Potted | 2" | 3' x 3' | 420 |
| GMS | 19 | Spiraea japonica 'Gold Mound' | Gold Mound Spiraea | Potted | 2 GALLON POT | 2' x 2' | 380 |
| TOTAL | 86 | | | | | | 1720 |
| TOTAL POINTS PROVIDED | | | | | | | 2440 |

- STREET FRONTAGE:**
1 Deciduous tree per 35 feet
152' of frontage - 37' driveway = 115/35 = 3.3 trees required none provided
 - PAVED AREAS**
14,191 sq. ft. blacktop + 3,117 sq. ft. of concrete = 17,308 sq. ft.
1 large deciduous tree @ 60 points of additional landscaping per 1,500 sq. ft. of paved area
17,308 sq. ft. of paved area / 1500 = 11.54
or 12 trees @ 720 additional landscaping points
/1500 = 11.53 round up to 12 trees - 12 trees provided
 - BUILDING FOUNDATION:**
160 points of landscaping per 100 feet of visible exterior wall from the public right-of-way and adjoining sites
South wall 72' + East wall 96' + West wall 96' = 264' of building wall
264/100 = 2.64 x 160 = 420 points planted within 20 feet of the building - large deciduous trees should not be included
 - LANDSCAPE BUFFER YARDS (Not Included):**
 - GENERAL YARD AREA:**
This site contains 31,939 sq. ft. 200 additional landscaping points will be planted for each 5,000 sq. ft.
31,939 sq. ft. / 5000 = 6.38 x 200 = 1,280 points
- TOTAL POINTS REQUIRED:**
720
420
1,280
2,420 (2,440 Points Provided)

- NOTES:**
- T=TREES; S=SHRUB; E=EVERGREEN; B-B=BALLED IN BURLAP; B.R.=BARE ROOT; P=POTTED; T.S.= TREE SPADE.
- THE LAYOUT OF THE PLANTING AND LOCATION OF PLANT HOLES OR BEDS SHALL BE STAKED BY THE CONTRACTOR SUBJECT TO ENGINEER/ARCHITECTS APPROVAL.
- ALL PLANTING AREAS TO BE FREE OF WEEDS AND GRASS, TREATED WITH A NON-LEACHING PRE-EMERGENT HERBICIDE, PREEM OR EQUAL, PER MANUFACTURER'S SPECIFICATIONS AND COVERED WITH TYPAR 9301 OR EQUAL AND THEN WITH 3" OF 3/4" WASHED MISSISSIPPI STONE MULCH, FREE OF WEEDS AND DISEASE. THE BARK SHALL BE RAKED TO PRODUCE A UNIFORM TEXTURE. SUBMIT SAMPLES OF HERBICIDE, AND BARK MULCH TO ENGINEER/ARCHITECT FOR APPROVAL. ON DAY OF INSTALLATION WATER HERBICIDE TO ACTIVATE IF NECESSARY. MULCH IN NEW PLANTING ISLANDS IN THE PARKING LOT TO MATCH MULCH IN EXISTING PLANTING ISLANDS.
- SEE THIS PAGE FOR PLANTING AND STAKING DETAILS.
- AREAS TO BE PAVED, SEEDED, AND BEDDED ARE INDICATED ON THE PLANS.
- PLANT QUANTITIES INDICATED ON THE PLAN RULE OVER QUANTITIES ON THE PLANTS LIST.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING PITS FOR NEW TREES.
- ALL PLANTS TO BE SIZED AND GRADED AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE USA STANDARD FOR NURSERY STOCK.
- PLANT SUBSTITUTIONS PERMISSIBLE WITH ENGINEER/ARCHITECT AND CITY APPROVAL AND WRITTEN NOTIFICATION PRIOR TO INSTALLATION.
- PLASTIC OR METAL POTS TO BE REMOVED. SCORE ROOTBALL 1" DEEP WITH SHARP KNIFE. REMOVE TOP PORTION OF FIBER POT THAT EXTENDS ABOVE FINISH GRADE AND CUT SIDES OF POT TO AID IN DECOMPOSITION.
- ALL LAWN AREAS TO BE SEEDED AND MULCHED WITH CHOPPED STRAW. MULCH IS TO BE CRIMPED AND SHOULD CONFORM TO DNR TECHNICAL STANDARDS 1058 AND 1059.
- MATURE TREES SHOULD BE LINED UP TO PROVIDE A 10 FOOT UNDERCLEARANCE.
- SEE EROSION CONTROL PLAN FOR EROSION MAT AND SPECIAL RESTORATION INFORMATION.
- LOCATE TREES AWAY FROM THE PROPOSED SWALES.
- ALL BEDS EDGES TO BE WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH, FORMED IN LINES OR CURVES AS SHOWN ON THE DRAWINGS.
- RESTORE ALL DISTURBED AREAS AROUND PERIMETER OF SITE WITH LAWN.

PRELIMINARY
NOT FOR CONSTRUCTION

RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.

MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.

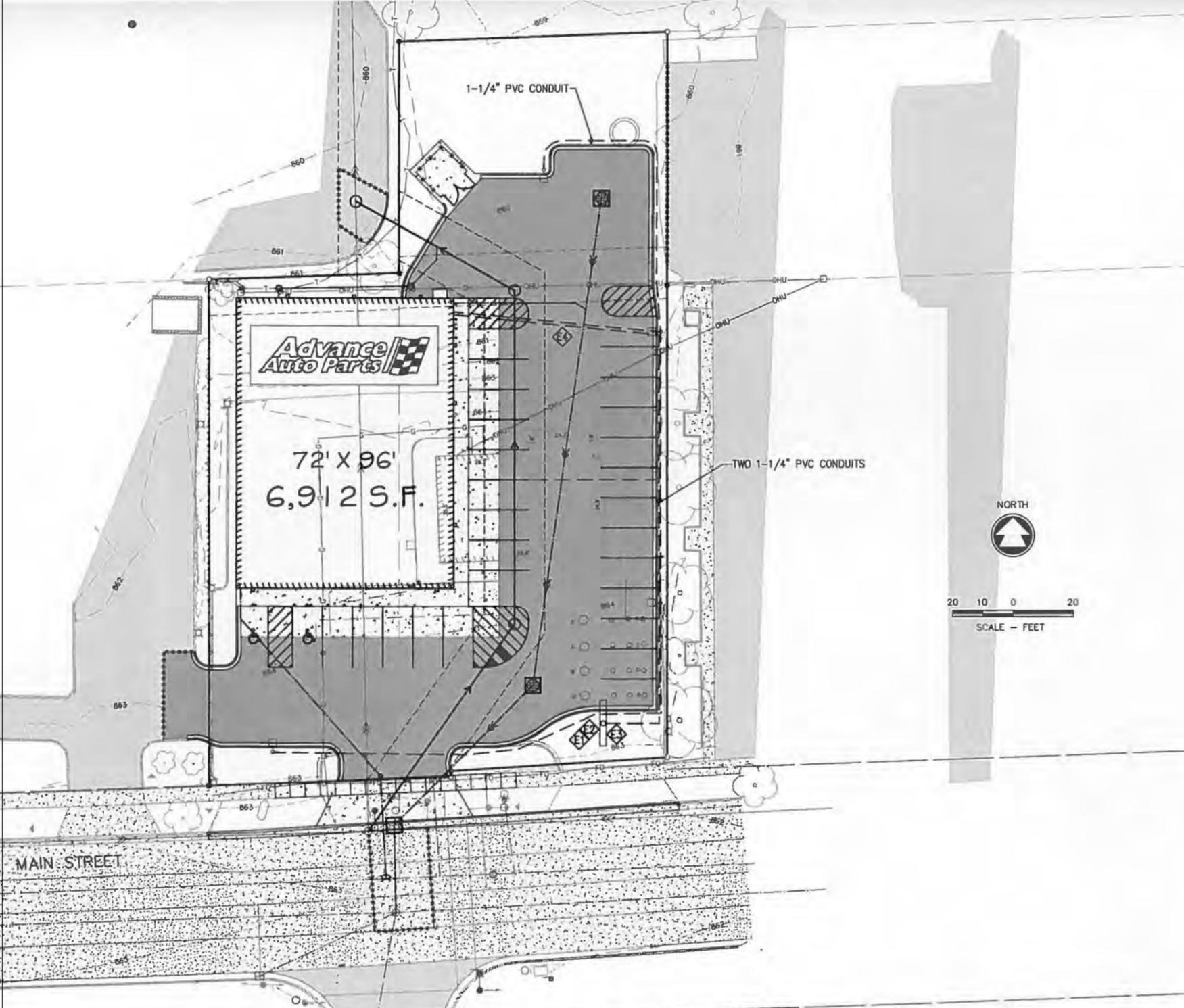
McMAHON
 ARCHITECTS
 1445 MCMAHON DRIVE, NEENAH, WI 54956
 PHONE: 920.709.1000 FAX: 920.709.1001
 WWW.MCMAHONARCHITECTS.COM

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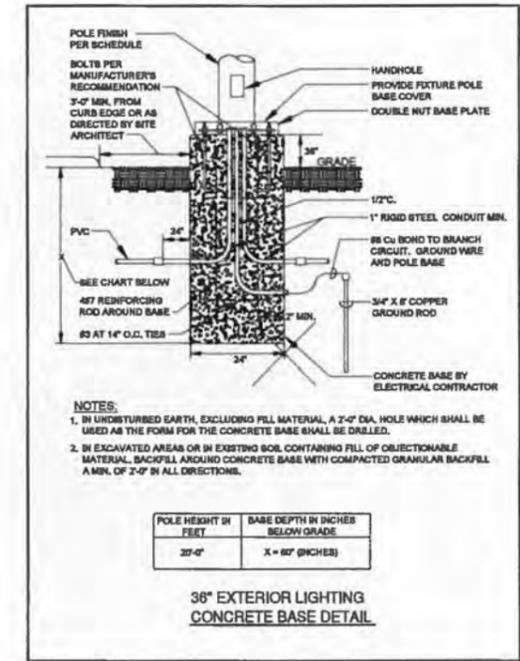
ADVANCE AUTO
 CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN
 SITE LIGHTING PLAN

| | |
|------------------------------|-------|
| DESIGNED | DRAWN |
| BTH | MJ |
| PROJECT NO. H1038 9-15-00 | |
| DATE 12/2015 | |
| SHEET NO. C-7 | |



SITE LIGHTING/ELECTRICAL GENERAL NOTES:

1. PROVIDE 36" CONCRETE BASE PER DETAIL BELOW FOR ALL LIGHT POLES SHOWN.
 2. PROVIDE ALL EXCAVATION AND TRENCHING FOR INSTALLATION OF POLE BASES AND CONDUIT. BRING AREAS OF EXCAVATION/TRENCHING BACK TO ORIGINAL CONDITION.
- ⊠ 20 AMP WEATHERPROOF TOGGLE SWITCH FOR ROAD SIGN DISCONNECT SWITCH. MOUNT ON SIDE OF SIGN AND MAKE FINAL CONNECTIONS TO SIGN.
 - ⊠ 20 AMP GFCI DUPLEX RECEPTACLE WITH IN-USE WEATHERPROOF COVER. MOUNT AT ROAD SIGN. COORDINATE WITH SIGN MANUFACTURER.
 - ⊠ 20 AMP GFCI DUPLEX RECEPTACLE WITH IN-USE WEATHERPROOF COVER. MOUNT AT ROAD SIGN. COORDINATE WITH SIGN MANUFACTURER.
 - ⊠ STUB-UP SITE LIGHTING AND SIGN CONDUIT BELOW PANELBOARD AND CONNECT CIRCUITS AS REQUIRED. REFER TO ELECTRICAL PLANS.



FIXTURE SCHEDULE

| MARK | DESCRIPTION | LAMP TYPE | LAMP QTY. | MANUFACTURER | CATALOG NUMBER | NOTE |
|------|---|----------------|-----------|------------------------|------------------------|------|
| Y1 | LED AREA FIXTURE - TYPE 4 W/SPILL CONTROL - 14,886 LUMENS | 157W LED/4000K | W/ UNIT | COOPER OR EQUAL | GLEON-AE-03-LED-E1-SL4 | 1 |
| LP1 | 20' STRAIGHT SQUARE STEEL 4" POLE - SINGLE | - | - | COOPER OR EQUAL | SSS4A20S-X-N-1 | 1 |
| H1 | SURFACE MOUNT CANOPY LIGHT - LED | 54W LED/4000K | W/ UNIT | McGRAW-EDISON OR EQUAL | ISC-E02-LED-E1-BL3-XX | 1 |

- GENERAL NOTES:**
1. ALL POLE MOUNTED FIXTURES SHALL BE SAME FINISH
- PLAN NOTES:**
1. FINISH SHALL BE SELECTED BY THE OWNER.

PRELIMINARY
 NOT FOR CONSTRUCTION

EROSION CONTROL NOTES

- THIS PLAN COVERS SITE GRADING AND UTILITY, STORMWATER DEVICE, PAVING & BUILDING CONSTRUCTION.
- OBTAIN AN EXCAVATION PERMIT FOR ALL WORK WITHIN PUBLIC RIGHT OF WAY. OBTAIN AN EROSION & SEDIMENT CONTROL PERMIT PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES GREATER THAN 1 ACRE.
- EROSION CONTROL PLAN DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS: ALL EROSION CONTROL MEASURES SHALL AT A MINIMUM, COMPLY WITH THE DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS FOR EROSION CONTROL BASED ON ACCEPTED DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS IDENTIFIED IN THE LATEST EDITION OF THE DEPARTMENT OF NATURAL RESOURCES' TECHNICAL STANDARDS AND BY THE REQUIREMENTS OF THE CITY OF JANESVILLE'S EROSION CONTROL ORDINANCE. AS INDIVIDUAL PRACTICES FROM WI-DNR CONSTRUCTION SITE BMP HANDBOOK ARE PUBLISHED AS WI-DNR TECHNICAL STANDARDS, THE STANDARD SHALL GOVERN.
- THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 2 DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- EROSION & SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED OR INSTALLED BEFORE LAND DISTURBING CONSTRUCTION ACTIVITIES BEGIN. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL THE SITE IS STABILIZED BY VEGETATION OR OTHER APPROVED MEANS. FINAL STABILIZATION ACTIVITIES SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE & FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CONSTRUCTION ENTRANCES UTILIZING 3" CLEAR STONE SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12 INCHES THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- ON-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. DEWATERING TO MEET THE REQUIREMENTS OF DNR TECHNICAL STANDARD 1061.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LET INACTIVE FOR MORE THAN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS. STRAW MULCH SHALL BE ANCHORED BY "CRIMPING" THE STRAW INTO THE SOIL.
- WASTE MATERIAL GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO A RECEIVING WATER OR STORM SEWER SYSTEM.
- IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION/LAND-SCAPING OF THE SITE SHALL ALL OCCUR NO LATER THAN JUNE 1 OF THE NEXT CONSTRUCTION SEASON. EROSION CONTROL MEASURES SHALL REMAIN INTACT UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. FABRIC INSIDE THE INLET AND CATCH BASIN GRATING SHALL BE REMOVED AS SOON AS FREEZING WEATHER OCCURS SO DRAINAGE IS NOT IMPAIRED THROUGHOUT THE WINTER MONTHS. ALL EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REPLACED IN THE SPRING IMMEDIATELY AFTER THE THAW.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5 INCHES OR MORE AND MAKE NEEDED REPAIRS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.
- THE EXISTING GRASS STREET TERRACE WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED AS A BUFFER THROUGHOUT CONSTRUCTION. AT A MINIMUM, THE GRASS TERRACE SHALL BE RESTORED WITH TEMPORARY SEED (OATS/RYE) AND MULCHED WITHIN 10 DAYS OF THE COMPLETION OF ALL LATERAL INSTALLATIONS AND OTHER CONSTRUCTION ACTIVITY. IF THE TERRACE IS NOT TO BE RESTORED DURING FINAL LANDSCAPING, A PERMANENT SEED MIX SHALL BE INSTALLED.
- DIVERT CLEAR WATER AROUND WORK AREA DURING CONSTRUCTION.
- FILLED/DISTURBED OUTLOTS SHALL BE SEEDDED WITHIN 10 DAYS AFTER GRADES HAVE BEEN REACHED.
- SILT FENCE AND OTHER EROSION CONTROL DEVICES THAT ARE TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY MUST BE REPLACED AS SOON AS THOSE ACTIVITIES ARE COMPLETED.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF EROSION CONTROL DEVICES ONCE CONSTRUCTION IS COMPLETED AND VEGETATION HAS BEEN ESTABLISHED.
- AIRBORNE DUST SHALL BE CONTROLLED BY WATERING ALL DISTURBED SOIL AREAS AND GRAVEL DRIVES WHERE WHEEL TRAFFIC IS PRESENT AND MOISTURE CONTENT OF THE SURFACE IS LOW ENOUGH TO ALLOW DUST EMISSION.

AMENDMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND CITY OF NEENAH SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

General Contractor:
TO BE DETERMINED

Designer: McMAHON
Attn: Ben Hamblin, PE
1445 McMahon Drive
Neenah, WI 54956
920-751-4200

Owner's Representative:
Herbeck Development
Attn: Dave Herbeck
2601 E. Gatewood Drive
Appleton, WI 54915
(920) 428-9028

EROSION & SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICES:

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT
<http://www.dnr.state.wi.us/org/water/wm/nps/stormwater/techstds.htm>. RIP-RAP AND DE-WATERING SHALL COMPLY WITH THE WISCONSIN CONSTRUCTION SITE BMP HANDBOOK UNTIL TECHNICAL STANDARDS 1061 AND 1065 ARE COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

- | | |
|---|--|
| <input type="checkbox"/> LAND APPLICATION OF POLYACRYLAMIDE (1050) | <input type="checkbox"/> DE-WATERING (1061) |
| <input type="checkbox"/> WATER APPLICATION OF POLYMERS (1051) | <input type="checkbox"/> DITCH CHECK (1062) |
| <input type="checkbox"/> NON-CHANNEL EROSION MAT (1052) | <input type="checkbox"/> SEDIMENT TRAP (1063) |
| <input type="checkbox"/> CHANNEL EROSION MAT (1053) | <input type="checkbox"/> SEDIMENT BASIN (1064) |
| <input checked="" type="checkbox"/> VEGETATIVE BUFFER (1054) | <input type="checkbox"/> RIP-RAP (1065) |
| <input type="checkbox"/> SEDIMENT BALE BARRIER (1055) | <input type="checkbox"/> CONSTRUCTION DIVERSION (1066) |
| <input checked="" type="checkbox"/> SILT FENCE (1056) | <input type="checkbox"/> GRADING PRACTICES (1067) |
| <input checked="" type="checkbox"/> TRACKING PAD & TIRE WASHING (1057) | <input type="checkbox"/> DUST CONTROL (1068) |
| <input checked="" type="checkbox"/> MULCHING (1058) | <input type="checkbox"/> TURBIDITY BARRIER (1069) |
| <input checked="" type="checkbox"/> SEEDING (1059) | <input type="checkbox"/> SILT CURTAIN (1070) |
| <input checked="" type="checkbox"/> STORM DRAIN INLET PROTECTION (1060) | |

NOTE:
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ANTICIPATED GENERAL SITE CONSTRUCTION, GRADING & EROSION CONTROL PLAN

This sequence is approximate. Days are measured as calendar days, not working days. Work tasks could be done concurrently.

WINTER, 2015/2016

- Hold preconstruction conference.
- Install gravel construction entrance and erosion control provisions as shown on the plan, and per the construction sequence described on this page. (Day 1)
- Contact the City of Whitewater to notify them that the site grading is to begin and erosion control provisions are installed. (Day 1)
- Begin demolition. Remove buildings and underground fueling station systems. Strip topsoil and remove pavement from construction areas, as deemed necessary by the contractor. Remove excess material from site. Stockpiles lasting for more than 7 days require stabilization. (Days 2-50)
- Begin building foundation construction. (Days 50-70)
- Begin building construction. (Days 70-180)

SPRING, 2016

- Complete utility construction. (Days 160-170)
- Begin rough grading/excavation of parking lot. Dispose of excess material on site where fill is required. (Days 170-180)
- Finalize pavement and building construction. Complete base course and asphalt placement. (Days 180-200)
- Complete final grading and landscaping. Permanently stabilize disturbed areas, cut and fill areas, lawn areas. Remove all erosion control measures once soil is at least 80% stabilized. (Days 200-210)

CONSTRUCTION EROSION & SEDIMENT CONTROL PRACTICES

The following erosion and sediment control practices apply only to the proposed construction. Site development equipment that is expected to be used will include backhoes, front end loaders, bulldozers, cranes, skid steers, dump trucks and other miscellaneous equipment. Approximately 0.75 acres of land will be disturbed during construction. Offsite projects or other onsite projects that are not discussed in this report or included in the stormwater construction discharge permit, will require their own erosion control permits and plans when the plans for these projects are finalized and submitted for review. It is expected that no dewatering will be required for this site.

All erosion and sediment control practices shall be in accordance with the Wisconsin Construction Site Technical Standards. Erosion and sediment control practices that may be used for this project are described as follows:

- Clear Stone Ditch Check** - Purpose is to reduce runoff velocity in channels, ditches, or swales in order to allow larger sediment particles to settle.
- Rip-Rap Protection** - Rip-rap and filter fabric prevent scour and erosion from occurring within streams, channels, ditches, swales, culvert outlets, or storm sewer outlets.
- Silt Fence** - Purpose is to intercept and detain sheet flow runoff from disturbed areas for sufficient time to allow larger sediment particles to settle out.
- Construction Entrance** - Construction entrances reduce the amount of mud transported onto public roads by vehicles, equipment, and storm water runoff.
- Street Sweeping** - Street sweeping collects mud that is transported onto public roads by vehicles, equipment and storm water runoff.
- Mulching** - Purpose is to reduce erosion by dissipating raindrop impact energy and reducing sheet flow velocity. Mulching also fosters grass seed growth. Mulching shall be performed within 7 days of the end of active soil disturbance.
- Seeding** - Purpose is to stabilize disturbed areas by planting grass seed in order to minimize erosion and reduce runoff velocity. Seeding shall be performed within 7 days of the end of active soil disturbance.
- Erosion Blankets** - Erosion blankets protect disturbed slopes and ditches from erosion.

CONSTRUCTION INSPECTION & MAINTENANCE PLAN

All temporary and permanent erosion and sediment controls shall be inspected by the contractor every 7 days and within 24 hours after a precipitation event of 0.5 inches or greater. Contractor shall maintain weekly written reports of all inspections as necessary to meet WI DNR and Whitewater's ordinance, until the site has undergone final stabilization and received final acceptance from Whitewater. Logs are to be kept on site, and shall include the following:

- Time, date and location of inspection.
- Personnel completing the inspection.
- Current phase of the construction at the time the inspection is occurring.
- Specific assessments of erosion control devices.
- Specific descriptions of maintenance or repair required on the erosion control devices.
- Date and time when the required maintenance or repairs were made.

Contractor shall inspect erosion and sediment controls for structural damage, erosion, sediment accumulation, or any other undesirable condition. Contractor shall repair any damaged structures prior to the end of the working day. Sediment shall be removed from erosion control devices when the depth of sediment has accumulated to one half the height of the device. Eroded or tracked sediment should be cleaned from roadways before the end of the business day on which it accumulated.

In addition to these requirements, the contractor is required to meet all additional City and WI DNR regulations as stated on permits and on the construction plan sheets.

POST CONSTRUCTION WATER QUALITY, PEAK FLOW

This site eventually drains to Whitewater Creek, which is not listed on the State's 303d list of impaired waters. The use of water quality devices, along with good housekeeping maintenance practices, will help to maintain the quality of the waterbody:

- Water quality devices are used to trap suspended and dissolved solids prior to discharge.
- Peak flow devices such as detention ponds reduce erosive peak flow rates prior to discharge to the navigable streams.
- Prairie plants in water quality devices such as biofilters and stormwater ponds should help increase dissolved oxygen by shading the water surface and keeping it cool.
- Fertilizers used on the lawn during the construction restoration process, and during post construction site maintenance, are to have low/no phosphorous component. At the discretion of the owner, fertilizer should be based on a soil sample from a trusted soil scientist.
- A low salt application policy is encouraged during the winter season.

**BILT FENCE
TECHNICAL STANDARD 1068**

Determine spacing between fences:

The average slope of the sheet
 low lit: 1.25 %
 Silt fence spacing: 100 ft



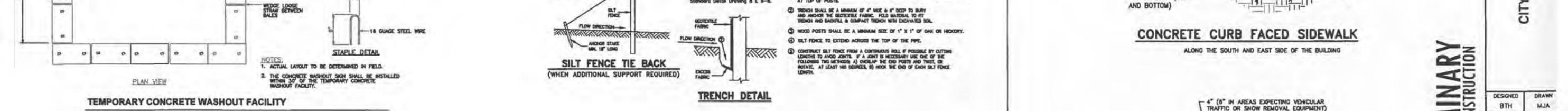
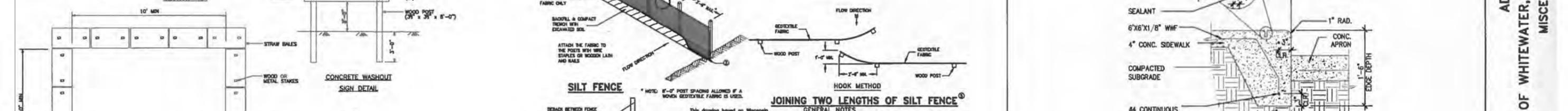
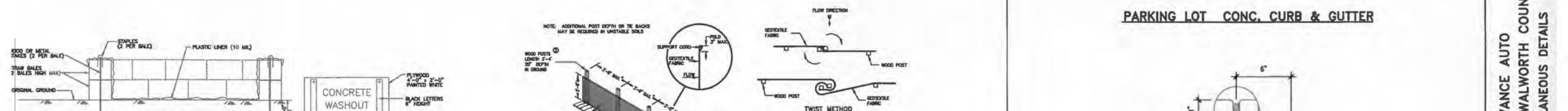
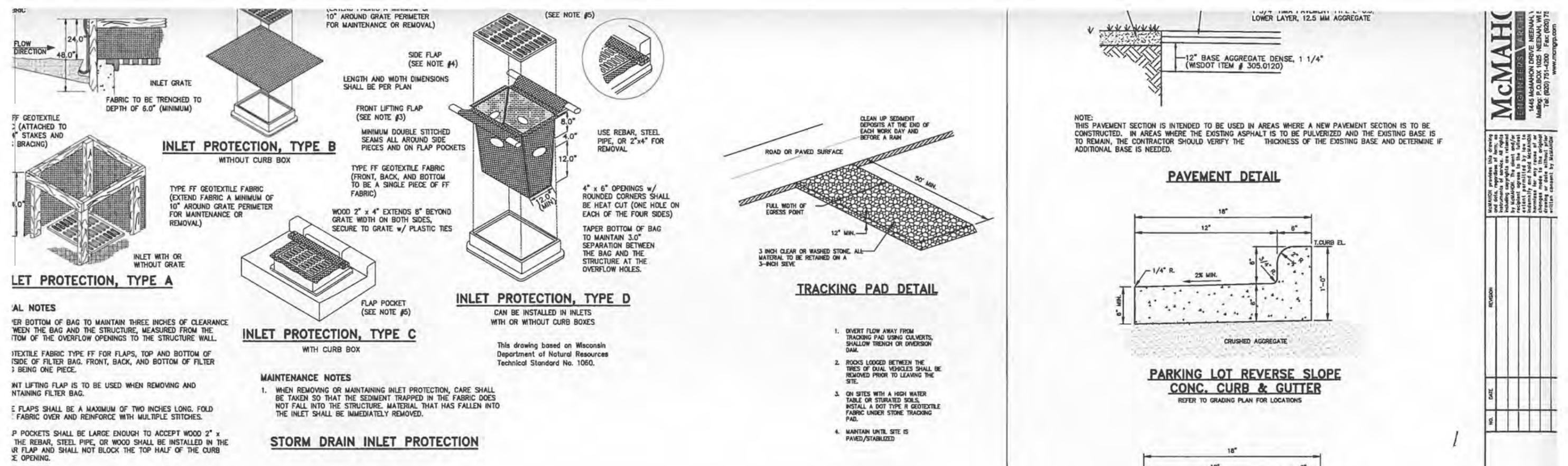
McMAHON provides this drawing and soils, regardless of form, as a representation of the design. It is not to be used for any other purpose without the written approval of the designer. The client and/or contractor shall be responsible for obtaining all necessary permits and approvals for any use of or alteration of this drawing. The designer shall not be held responsible for any use of or alteration of this drawing.

| | | |
|-----|------|----------|
| NO. | DATE | REVISION |
| | | |
| | | |
| | | |

**ADVANCE AUTO
 CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN
 EROSION CONTROL NOTES**

**PRELIMINARY
 NOT FOR CONSTRUCTION**

| | |
|----------------|-----|
| DESIGNED | DRA |
| BTH | MJ |
| PROJECT NO. | |
| H10.38 9-15-00 | |
| DATE | |
| 12/2015 | |
| SHEET NO. | |
| C-8 | |



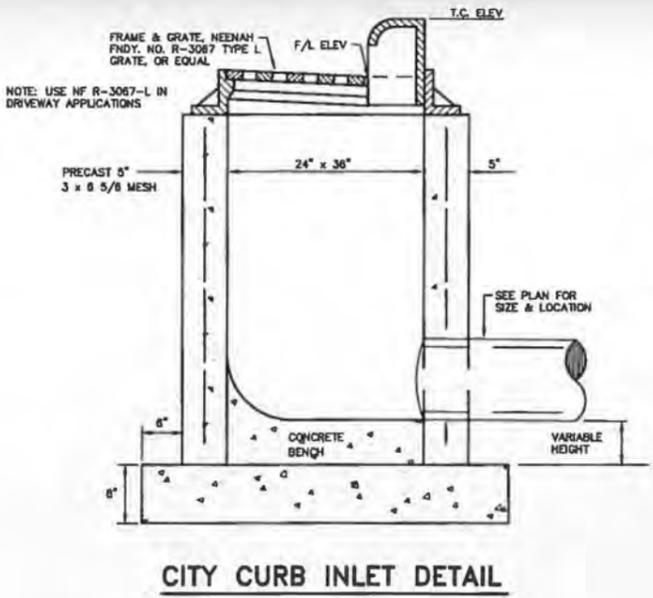
McMAHON
 1445 MCMAHON DRIVE NEENAH, WI
 MAILING: P.O. BOX 1025 NEENAH, WI
 TEL: (920) 751-4200 FAX: (920) 751-4201
 WWW.MCMAGP.COM

PRELIMINARY
 NOT FOR CONSTRUCTION

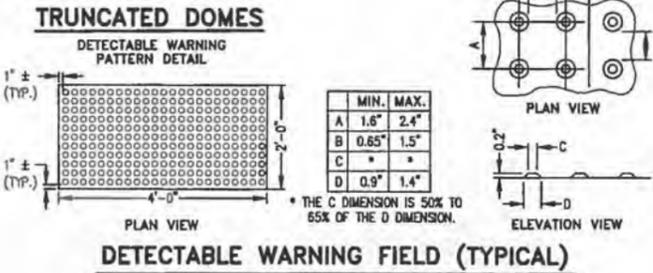
ADVANCE AUTO
 CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN
 MISCELLANEOUS DETAILS

| | | | |
|-------------|------------------|-------|-----|
| DESIGNED | BTH | DRAWN | MJA |
| PROJECT NO. | H1038 9-15-0066C | | |
| DATE | 12/2015 | | |
| SHEET NO. | C-9 | | |

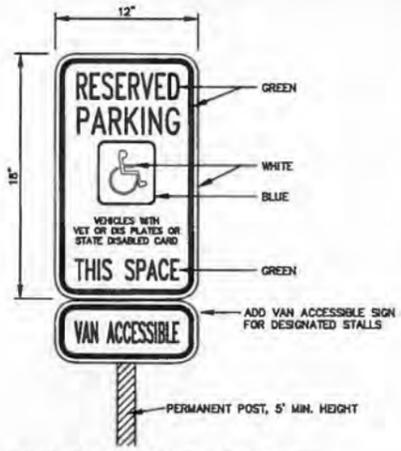
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| NO. | DATE | REVISION |
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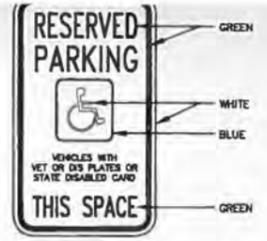
CITY CURB INLET DETAIL



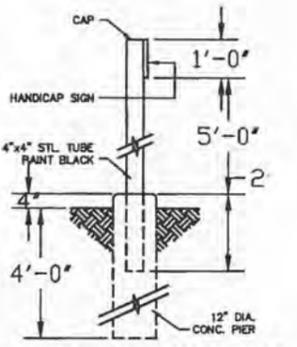
DETECTABLE WARNING FIELD (TYPICAL)



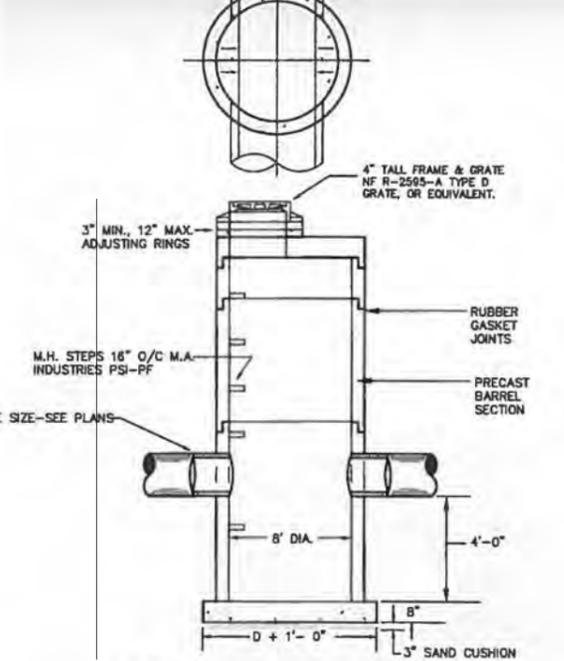
VAN HANDICAPPED STALL SIGN



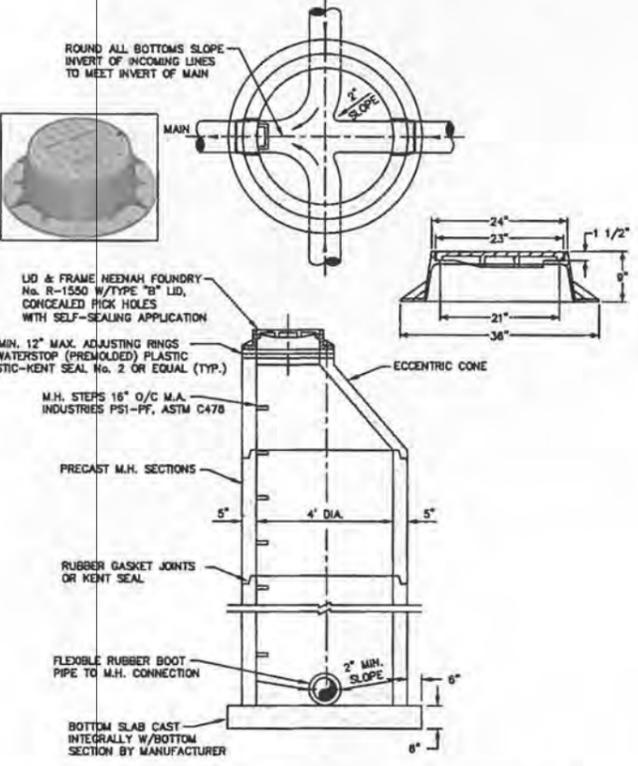
THE NEW OFFICIAL SIGN FOR HANDICAPPED PARKING SPACES.



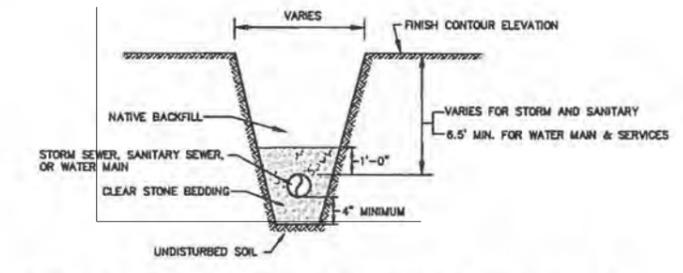
H.C. PARKING SIGN DETAIL



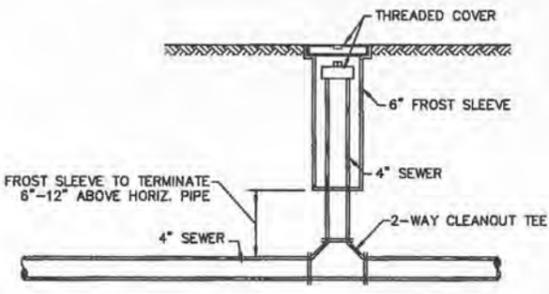
WATER QUALITY STRUCTURE DETAIL



STANDARD PRECAST SANITARY MANHOLE



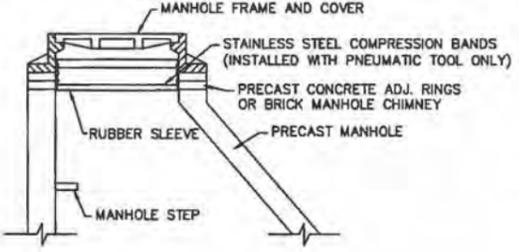
TRENCH DETAIL FOR SANITARY, STORM AND WATER



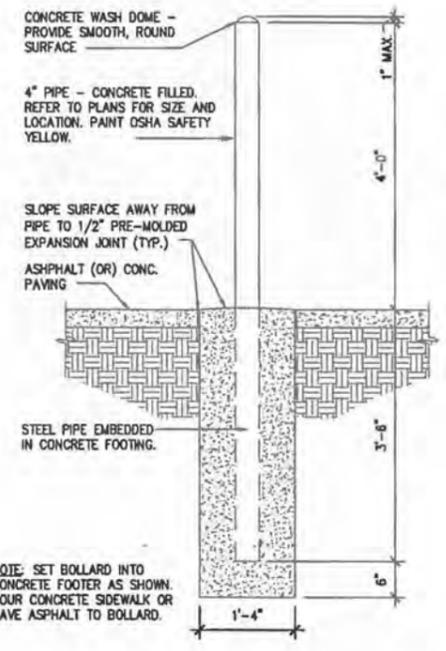
SEWER CLEANOUT DETAIL



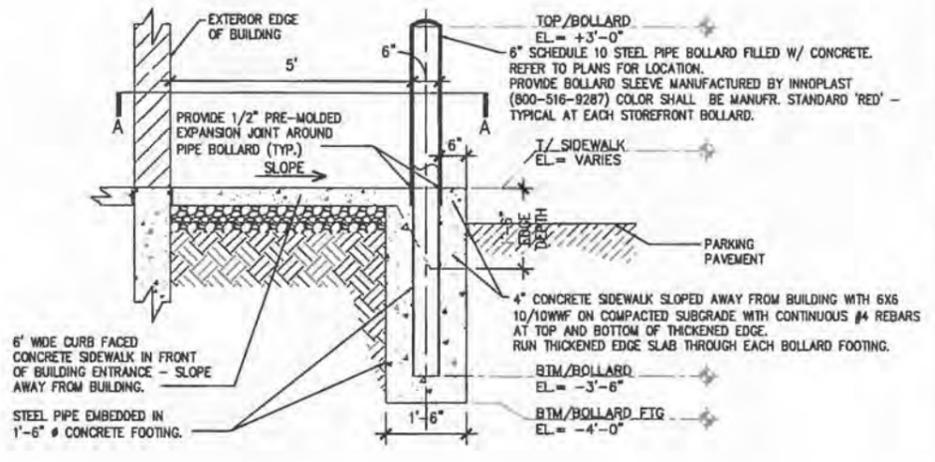
TYPICAL LANDSCAPED SECTION



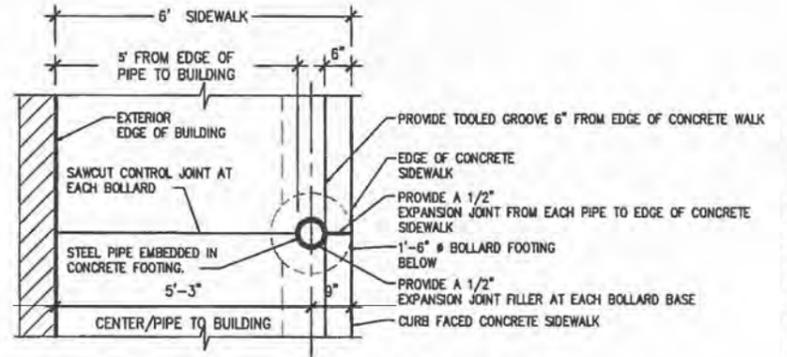
INTERNAL RUBBER SLEEVE FRAME / CHIMNEY SEAL



BOLLARD DETAIL



STORE FRONT BOLLARD DETAIL



STORE FRONT BOLLARD DETAIL